

Beverly Hills Weekly

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Issue 1151 • October 21 - October 27, 2021

School Board Showdown

**Finalists Narrowed to Eight;
But Which One will the Board of Education Pick?**





wellness wednesdays

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

Pickleball Clinic

**No equipment needed, but please wear athletic shoes and bring a water bottle (and paddle if you have one) as equipment is limited

10-27-21 at 8am
La Cienega Tennis Center
325 La Cienega Blvd.
Beverly Hills, CA 90211



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



SNAPSHOT



REMEMBERING LES ZOELLER NORTH REXFORD DRIVE

Mayor Robert Wunderlich (left) presented a proclamation to Lisa Zoeller (right) at the memorial for her husband, retired BHPD detective Les Zoeller, Saturday at City Hall. Retired Chief Dave Snowden, Judge Fred Wapner, retired Sergeant Tom Edmonds, and retired Redondo Beach Detective Rich Sigler spoke at the memorial. There were over 160 people in attendance at the event, organized by retired Lieutenant Miles Lee.

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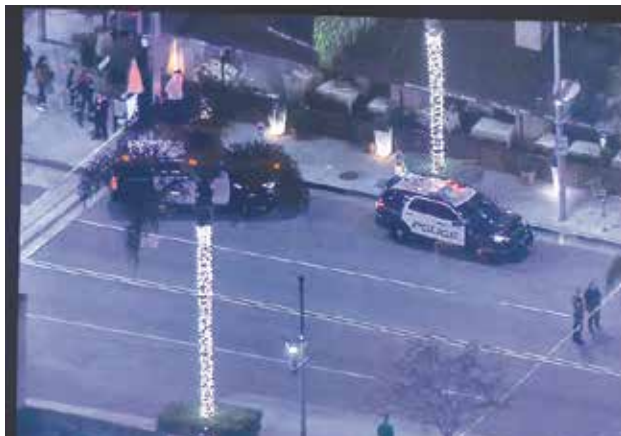
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briefs

Attempted Armed Robbery Outside Via Alloro

On Tuesday at approximately 8:45 p.m. the Beverly Hills Police Department (BHPD) responded to a 911 call of a shooting that had occurred in the 300 block of



North Canon Drive

North Canon Drive near Via Alloro.

Upon arrival, BHPD officers found a male victim suffering from a gunshot wound to his leg. The victim was then transported by Beverly Hills Fire Department Paramedics to a local hospital with non-life threatening injuries.

BHPD detectives believe the victim was shot during an attempted robbery. The victim was able to retain all of his

property and the suspect fled in a light colored four door vehicle that went south on Canon Drive.

KTLA reported that a witness said the victim left Via Alloro to retrieve something from his Lamborghini, when he encountered the suspect and was subsequently shot.

As of press time, the suspect was at large.

Anyone with information about this incident can contact the BHPD at (310) 285- 2125. Anonymous tips can be made by text to BEVHILLSPD followed by the tip information to 888777.

Richards Weighs in on Ridley-Thomas Charges

Beverly Hills criminal defense attorney Ronald Richards weighed in on the federal corruption charges against current Los Angeles City Councilmember Mark



Ronald Richards



Mark Ridley-Thomas

Richards is not affiliated with either side in the case.

The 20-count indictment alleges that Ridley-Thomas conspired with the former dean of USC's School of Social Work, who agreed to provide his son with graduate school admission, a full-tuition scholarship, a paid professorship, and a mechanism to funnel Ridley-Thomas campaign funds through the university to a non-profit to be operated by the relative.

"From a sentencing standpoint I don't think that [the allegations] are that serious but from a loss of career standpoint and a disappointment standpoint they are serious," said Richards.

The indictment outlines an alleged scheme in 2017 and 2018 in which then-supervisor Ridley-Thomas sought benefits from university officials to his son at a time when his son was significantly in debt, the subject of an internal sexual harassment investigation in the California State Assembly, and likely to resign from elected office.

It is suggested that Ridley-Thomas

wanted to help secure employment for his son to minimize the public fallout in the wake of his sudden resignation. The Social Work School was at the same time facing a multimillion-dollar budget deficit, which threatened the school's viability.

Richards said these cases are very hard to defend.

"You would want to raise a defense

of lack of quid pro quo and that what he received was not because of any sort of express or direct promise. In this particular case, it looks like there's a lot of different things he did that caused some exposure and sometimes the best defense is early resolution and pointing out that his guy has a lifetime of public service and

briefs cont. on page 4



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 26, 2021 at 7:00 p.m., or as soon thereafter as the matter may be heard**, will hold a public hearing to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING URGENCY ORDINANCE NO. 20-O-2826 MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY AND DECLARING THE URGENCY THEREOF, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed ordinance would extend Interim Urgency Ordinance No. 20-O-2826 for an additional one (1) year period, pursuant to Government Code Section 65858. The interim urgency ordinance established the ability to convert existing commercial uses in the City to medical uses, upon meeting certain criteria, in order to provide greater economic stability during the COVID-19 pandemic by expanding the types of uses permitted in commercially zoned areas. Per the City Council's discussion at their September 21, 2021 Study Session meeting, the interim urgency ordinance shall be extended for an additional one year period to provide additional time to study the effects of enacting such regulations, and to provide an opportunity to discuss whether such regulations should be considered for permanent adoption. The staff report for the September 21, 2021 City Council study session describes the steps taken to date to alleviate the conditions leading to the adoption of Urgency Ordinance No. 20-O-2826, and is available on the City's website.

ENVIRONMENTAL REVIEW

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 does not authorize construction and consists of minor changes to land use limitations that do not make changes to land use or density allowed, these exemptions are applicable. Accordingly, the City Council 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 IN THE CITY COUNCIL MEETING

Pursuant to Government Code Section 54953(e)(3), 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> (password: 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.

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.

briefs cont. from page 3

he screwed up just this one time. That's sometimes a better defense than liability. You can take responsibility and point out this was an adverse behavior and you may end up getting no custody time, which would be a great outcome for him. In federal [cases] it's not always about winning, it's about mitigation," said Richards.

Ridley-Thomas is being charged with one count of conspiracy and one count of bribery. The indictment also charges him with two counts of "honest services" mail fraud and 15 counts of "honest services" wire fraud.

The conspiracy count carries a maximum penalty of five years in federal prison. Each bribery count carries a maximum possible sentence of 10 years and each of the wire fraud and mail fraud charges carries a maximum penalty of 20 years.

Richards believes a plea deal is highly likely.

"It's highly likely he'll do a plea because there are so many wire counts that if you don't do a plea you can get stuck with all these counts and your sentence can be astronomically higher," said Richards.

Watch the Beverly Hills View interview with Sebastian Ridley-Thomas here: <https://vimeo.com/113661546>.

Wells Appointed as Board VP

At the Tuesday Special Board Meeting the Board of Education unanimously voted to approve Board Member Mary Wells as the new Vice President. The position was previously held by former Board Member Tristen Walker-Shuman, who resigned.



Mary Wells

Wells was the top vote getter in the 2020 election.

City Council Approves Permit for Sixty Beverly Hills

At their Oct. 12 meeting the City Council conditionally approved the renewal of a Conditional Use Permit and Extended Hours Permit to allow for the continued operation of hotel rooftop facilities at the Sixty Beverly Hills Hotel located at 9360 Wilshire Boulevard.

At the June 23 Planning Commission meeting, the commission approved the

renewal of a Conditional Use Permit and Extended Hours Permit in regards to the operation of the Sixty Beverly Hills Hotel. The renewal would continue to allow rooftop operations until 2:00 a.m. on Friday night and Saturday night; rooftop operations until 12:00 a.m. from Sunday night – Thursday night; twelve rooftop events each year that could operate until 2:00 a.m. on a night other than a Friday or Saturday; and a maximum rooftop occupancy of up to 165 persons, not including staff.

At the July 22 special City Council meeting, the council voted to call the Planning Commission's decision up for review and held a de novo hearing on the matter on Sept. 14. At that meeting, the council directed staff to prepare a resolution conditionally approving the project with additional project-specific conditions because of concerns raised by the neighbors that mostly were related to noise disturbances coming from the hotel rooftop operations.

These conditions include if there are three confirmed noise violations related to rooftop operations within the first six months from the adoption date, the Community Development Director shall return the project to the Planning Commission for review. The applicant shall create a hotline number dedicated to receiving complaints regarding the hotel and the number as well as Sixty Beverly Hills Hotel management contact information shall be mailed to residential occupants within 1,000 feet of the hotel.

City Council Approves Salary Schedule

At their Oct. 12 meeting the City Council approved the salary schedule for all city job classifications and associated salaries in order to meet the California Public Employees' Retirement System (CalPERS) requirements and also approved an appropriation totaling \$151,000 from various city funds.

When the city prepares to enter into the collective bargaining process to negotiate a memorandum of understanding (MOU), the City Council provides direction to their labor negotiator in closed session regarding authority for salary increases. Once the terms of the MOU are negotiated, they are reflected in the proposed MOUs, which are posted on the city's website. Any salary increases then apply to all positions represented by the bargaining units. Currently, the city is in multi-year agreements with the bargaining units, which include scheduled salary increases.

The salary increases became effective on Sept. 25, the first day of the pay period that includes Oct. 1. The Municipal Employees Association (MEA) Part-Time bargaining unit's MOU expired on Oct. 8, and the negotiations process has begun on a successor MOU. The negotiated salary increase for the remaining bargaining units is 2% for the MEA, Confidential Employees Association, Supervisors Association, Safety Support Association, Firefighters Association, Police



JNF-USA's 31st Annual LA Golf Classic Hits Hole in One for Israel

(L to R): Eli Scharf, AJ Stern, John David, and Jake Gardner. On Oct. 14 Jewish National Fund-USA's (JNF-USA) 31st Annual LA Golf Classic, presented by Advanced Nutrients, saw a record number of golfers hit the course at Riviera Country club in support of Israel.

Officers Association, Police Management Association, and the Management and Professional Employees Association.

The City Clerk receives \$15,000 monthly, the City Council Members receive \$781.81 monthly, the City Manager receives \$31,666.67 monthly, and the City Treasure receives \$200 monthly.

Other monthly salaries include \$21,040.56 for the Chief of Police and the Fire Chief, \$9,774.27 for the Building Services Manager, \$13,288.74 for the Fire Captain, and \$11,575.66 for the Library Administrator.

City Council Approves Holiday Banner Design

At their Oct. 12 Study Session the City Council approved the citywide holiday street pole banner designs.

Each year the city sponsors a holiday design program intended to attract visitors to shop and dine in the city. For this holiday season, the Rodeo Drive Holiday Décor elements were reviewed and approved by the City Council on July 15th.

Additionally, the holiday lighting celebration that will occur on Rodeo Drive on Thursday, Nov. 18, was approved by the City Council on Sept. 14.

The city reached out to three different design firms to obtain quotes for the creation of new holiday street pole banner designs and after a detailed review, the firm Symblaze was chosen to perform the design work.

Symblaze is a full-service digital agency based in West Hollywood with years of experience with design and branding. The company has worked with several cities, including projects for West Hollywood and Palm Springs as well as for private clients such as Google and Sinclair Broadcast Group. The firm is also currently working with the Beverly Hills Chamber of Commerce to help with design work for the rebrand of the shop local campaign.

Installation of all holiday banners for the holiday season is scheduled for completion by no later than Thursday, Nov 18. The removal of the banners will begin as early as Monday, Jan. 3.

Funds have been allocated in the Policy and Management budget for the design,

fabrication, installation, removal, and storage of the holiday street pole banners. The cost for uplighting the banners along with basic maintenance is \$30,000 and the holiday lighting celebration will cost an additional \$529,776 as well as the citywide holiday music playlist cost of \$11,500.

City Council Approves Ordinance to Regulate Disposable Foodware Accessories

At their Oct. 12 meeting the City Council approved an ordinance that will regulate disposable foodware accessories.

The ordinance is intended to reduce the environmental impacts of disposable foodware accessories such as cutleries, napkins, straws, and condiments, from the waste stream. The ordinance is also intended to provide additional cost-saving measures for the Food Service Establishments (FSE).

The proposed Ordinance will require that FSEs distribute disposable foodware accessories by request only, and post signs to inform employees and customers of the requirements. The requirement also impacts electronic ordering platforms such as food service delivery apps.

The ordinance came about when the single-use plastic and styrofoam ban initiative was introduced to the Public Works Commission during their Jan. meeting. Due to the economic uncertainties in regards to the pandemic, it was decided to pause the consideration of the initiative and proceed with a plastic cutlery upon request ordinance. The commission recommended this as the first step to a complete ban on plastic and styrofoam and the commission unanimously voted at their May meeting to recommend the City Council adopt the ordinance.

According to the staff report, in June it was discovered that Alhambra and Los Angeles adopted an "upon request" ordinance that expanded the scope to include all disposable foodware accessories such as all types of cutleries, napkins, and condiments. California is also proposing Assembly Bill (AB) 1276, which is similar to the ordinances passed in Alhambra and



9360 Wilshire Boulevard

Los Angeles. The governor is expected to sign AB 1276 and it is scheduled to be in effect by June 1. Through the legislative committee, the city sent a letter to the state in support of AB 1276, authored by Wendy Carrillo (D-Los Angeles) and Lorena Gonzalez (D-San Diego).

As a result, the ordinance was taken back to the Public Works Commission for reconsideration to change the scope of the ordinance from plastic cutlery to all disposable foodware accessories, and unanimously recommended the ordinance go before the Council.

The City Council unanimously approved moving forward with the adoption of the proposed Ordinance.

According to the staff report, city staff performed an extensive community outreach campaign, and residents and FSE stakeholders were very supportive of this ordinance.

Body Found in Beverly Gardens Park

A man was found dead in Beverly Gardens Park on Saturday, according to the Beverly Hills Police Department (BHPD).

At approximately 4:25 p.m., BHPD personnel were dispatched to a report of a non-responsive man in the area of North Santa Monica Blvd and North Rexford Drive.

Upon arrival, Beverly Hills Fire Department personnel and officers determined the man was deceased.

The Los Angeles County Coroner was notified and police detectives assisted them with identification and cause of death.

According to BHPD, preliminary investigation indicates that there was no immediate threat to the public.

City Council Approves Metro Request to Work During Holiday Moratorium

At their Oct. 12 meeting the City Council approved a request from Metro to work during the 2021 Holiday moratorium period from Thanksgiving Day through New Year's Day for construction of the Wilshire/Rodeo subway station.

According to the staff report, the settlement agreement between Metro and the city outlines the allowable work hours and workdays, including the holiday moratorium dates in which no work is permitted.

The agreement specifically requires Metro to file for an application for a permit to work for the Thanksgiving Day through New Year's Day Holiday Moratorium to be submitted by Aug.

In Nov. 2020, the council approved a Settlement Agreement with Metro that resolved long-standing litigation and resulted in the joint development of the North Portal, a second entrance for the Wilshire/Rodeo station, which also included a provision that requires City Council to accommodate a reasonable request by Metro to work during the holiday moratorium.

The invert slab of the Wilshire/Rodeo station below ground is currently being constructed. Metro estimates this phase will continue into the first quarter of 2022 and anticipates the arrival of tunnel boring machines (TBMs) from Century City

to the west end of the Wilshire/Rodeo Station box by early next year.

During the 2021 holiday moratorium metro anticipates the material delivery and concrete placement on Wilshire Blvd, as well as the implementation of traffic control for deck access along Wilshire Blvd between 9:00 a.m. and 4:00 p.m. for day shifts and 8:15 p.m. and 7:00 a.m. for night shifts on weekdays and weekends.

Geotechnical instrumentation installation and monitoring will also be conducted and implementation of single lane closure between 7:00 a.m. and 4:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on the weekends.

Station construction support work within Reeves and Cañon staging yards and station work will also be conducted below ground for 24 hours a day, 7 days a week. This was already allowed during the moratorium because it will not interfere with holiday shopping.

The council approved the request with a few exceptions. No work is allowed on Thanksgiving Day, the Friday after Thanksgiving, the First Night of Hanukkah, Christmas Eve, Christmas, New Year's Eve and New Year's Day. No work is allowed during city events such as the holiday lighting and work activities shall not substantially degrade the physical quality of the Santa Display until it is removed by the city.

There is no fiscal impact associated with this request.

BHPD Awarded OTS Grant

The Beverly Hills Police Department has been awarded with a \$92,000 grant from the California Office of Traffic Safety (OTS) that is intended to assist with the Beverly Hills Police Department's efforts to reduce deaths and injuries on roads.

"These are trying times, and now more than ever, it is important that we are at the forefront of traffic safety. This funding allows us to educate and enhance the safety of all residents," Interim Police Chief Dominick Rivetti said.

The grant is for the 2022 federal fiscal year, which runs from Oct. 1 to Sept. 30, 2022.

The grant will fund a variety of safety programs, including: patrols with emphasis on alcohol and drug-impaired driving prevention; patrols with emphasis on awareness and education of California's hands-free cell phone law; patrols with emphasis on education of traffic rights for bicyclists and pedestrians; patrols with emphasis on awareness and education of primary causes of crashes: excess speed, failure to yield, failure to stop at stop signs/signals, improper turning/lane changes; and community education presentations on traffic safety issues such as distracted driving, DUI, speed, bicycle and pedestrian safety.

"Through education and behavior changes, we hope to create an environment that is safe and equitable for all road users in our community," Rivetti said.

City Council Adopts Housing Element

At their Oct. 12 meeting the City Council approved the adoption of the Housing



Mayor's Choice Award

Councilmember Lester Friedman (left), artist Benjamin Gordon (center), and Mayor Robert Wunderlich (right) attended the Art Show this past weekend. They each selected a piece of art as part of the Mayor's Choice Award to become part of the Beverly Hills Public Art Collection. Over 10,000 people attended the event over the weekend. Gordon won first place in the category "Mixed Media-Two Dimensional."

Element in a 4-1 vote, with Councilmember John Mirisch dissenting

"This entire process is so fraught with problems, it is so off track from its original intent as a planning tool. It is so punitive towards communities. It is so flawed in its application and it is so much a weapon of the urban growth machine that I can't vote for this because we are being forced to make plans based on the wrong questions, and the Kafkaesque or maybe Soviet style legal framework. I just cannot in good conscience be an accomplice and so I will be abstaining," said Mirisch.

The State requires every city to have a Housing Element in its General Plan. Beverly Hills' current Housing Element, which covers the period from 2014-2021, was adopted on Dec. 17, 2013 and was certified by the State Department of Housing and Community Development (HCD) in Feb. of 2014. The Housing Element is a plan intended to meet the housing needs of all community members. The state requires that the city update its Housing Element every eight years, with the next update to cover the period from 2021-2029.

According to state law, the Housing Element must include an analysis of the demographic characteristics and housing needs of the city; the evaluation of resources available to address these needs; a review of the city's accomplishments during the previous planning period and the effectiveness of current policies and programs in meeting housing needs.

The first component of the Housing Element is the Housing Plan, which includes policies and programs that are designed to ensure there is an adequate supply of safe, affordable housing.

The policy portion of the plan addresses many topics including; housing maintenance and conservation; housing supply and diversity; fair housing and special needs residents; and removing governmental constraints.

Another portion of the Housing Element includes the community profile. This portion provides data on the demographics of

the city, including information on special needs populations, ownership and rent statistics, and employment characteristics.

The next portion of the Housing Element includes the potential constraints on housing production and conservation. This includes market, governmental and environmental and infrastructure constraints. Market constraints include economic constraints, construction costs, and the availability and cost of land. Governmental constraints include local regulations or policies that affect land development, and environmental or infrastructure constraints include natural hazards or public resource conditions that can affect the cost and locations for housing to be built.

The next portion of the Housing Element is the housing resources portion which discusses the land, financial, and organizational resources available to help address housing needs.

The last portion of the Housing element is the review of past accomplishments. This component provides an overview of the progress the city has made in achieving the policies that were set forth in the previous Housing Element period from 2014 to 2021.

The adoption of the Housing Element may require future budget allocations, but does not have a direct fiscal impact at this time because the City Council has allocated a budget for this activity.

Architectural Commission Approve Golden Goose Project

At their Wednesday meeting the Architectural Commission approved a project for Golden Goose located at 238 North Rodeo Drive to allow facade modifications and a sign accommodation to allow multiple business identification signs.

The facade will incorporate a powder-coated gold metal storefront; a black fabric awning replacement; an interior gold diamond plate finish; and heavy duty

briefs cont. on page 6

briefs cont. from page 5

powder-coated entry door handles.

The project proposal replaces the existing facade treatments with a metal span-



238 North Rodeo Drive

drel element in a gold tone and matching storefront finishes. The spandrel component acts as a backer panel for the edge-illuminated signage in white and black tones. The modifications also include the introduction of a new storefront system clad in a gold powder-coated finish. A black fabric awning was also proposed with white lettering along the valence for the company identification.

According to the staff report, the project is overall an updating of the storefront improvements the commission had previously approved to better align with the company branding.

Architectural Commission Approve Saint Laurent Project

At their Wednesday meeting the Architectural Commission approved a request by Saint Laurent located at 328 North Rodeo Drive to allow facade modifications and an accommodation to allow multiple business identification signs to face a public alley.

The facade accommodation will incorporate an expansion of the existing white stone panel cladding on the facade, interior storefront, and flooring; a storefront frame finished in stainless steel; facade cladding in white stone; and additional signage on the storefront glazing; as well as extra clear low iron glass.

The project also includes the addition of two high-arched bays to the existing storefront improvements. The improvements are intended to match the existing finishes with polished white stone cladding, emphasized by marble insets and flooring for the entry

and attached areas next to the sidewalk. The replacement halo-illuminated signage is in a gold-tone and centered over the new storefront. The rear alley-facing



328 North Rodeo Drive

walls of the retailer will be painted in a white tone and the logo is included on the rear elevation.

City Council Approve Third Amendment to Lease with Verizon

At their Oct. 12 meeting the City Council approved a third amendment to a lease with Verizon Wireless located at 464 North Rexford Drive.

Verizon had requested to amend the current lease to install two new fiber routes from Verizon's existing leased area to the utility point of connections.

Since 1991, the city has leased a portion of the property and the agreement has been amended to expand the premises and extend the term of the lease up to 2036.

The work that Verizon will conduct will require the removal of concrete walkways, landscaping, planter boxes and asphalt driveway, and they are required to replace and restore the disturbed areas to the same conditions prior to the performance of the work.

Verizon currently pays a monthly rent of \$4,888.37. The amendment to lease will increase the rent by \$1,000 a month beginning the first of the month following the execution of the amendment. The rent will increase by 3% annually beginning on Aug. 1.

"Good People" to Perform at Theater 40

"Good People" is set to perform at Theater 40 from Nov. 27- Dec. 22. The play was originally set to begin performances on Nov. 18 but was postponed due to a

burst pipe.

The play will open on Saturday, Nov 27 at 8:00 p.m. On Sundays Nov. 28, Dec. 5, 12, and 19 there will be matinees at 2:00 p.m. On Monday, Dec. 20 and Tuesday, Dec. 21 the play will begin at 8:00 p.m. On Wednesdays Dec. 1, 8, and 22 the play will begin at 8:00 and on Thursdays Dec. 2, 9, and 16 the play will begin at 8:00 p.m. On Fridays Dec. 3, 10, and 17 the play will also begin at 8:00 p.m.

The play is a comedy-drama rich with humor about a single mom named Margie from the working-class neighborhood of South Boston who cares for a grown, severely autistic daughter. Margie has recently been fired and faces eviction. Her friends at the local church Bingo game suggest that she look up Mike, an old fling, and ask him for a job. Mike has moved out of South Boston, and has become an M.D., and moved to the suburb of Chestnut Hill with his wife and their daughter. What will happen once Margie arrives at their doorstep?

The play is written by David Lindsay-Abaire, who won the Pulitzer Prize for his play "Rabbit Hole." His other Broadway credits include "Shrek the Musical" and "High Fidelity." "Good People" debuted in 2011 on Broadway.

The play is directed by Ann Hearn Tobolowsky whose recent Theater 40 directing credits include "Bus Stop" and "As Good As Gold." The cast for "Good People" includes Alison Blanchard, Scott Facher, Michael Kerr, Suzan Soloman, Mariko Van Kampen, and Charlotte Williams.

Tickets are \$25, for reservations call (310) 364-0535 or visit www.theatre40.org.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Football Team To Play Homecoming Game Friday Against Hawthorne

By Steven Herbert

Beverly High "jelled together probably the best the entire year but we made silly mistakes that cost us," in a 6-0 loss to Morningside in an Ocean League football game Oct. 8 at Nickoll Field, coach Marquis Bowling said.

Bowling specifically cited an unsportsmanlike conduct penalty as a silly mistake.

The penalty was called because "one of our guys wanted to share his opinion with the referee," Bowling said.

Another unsportsmanlike conduct penalty was called on an assistant coach, Bowling said.

Bowling said he has told his team, "Nobody talks to the referee except me."

The Normans (1-6, 0-2 in league play) also had long runs nullified by penalties.

Beverly Hills had two punts blocked which Bowling said was caused by a lack

of protection.

"The sad thing is the guys did well most of the time, the entire team, but we all had mental lapses at some point," Bowling said. "We could just not stop getting in our own way."

The Monarchs (2-5, 1-1) scored the lone touchdown in the second quarter.

Running back Dan Menache ran for 79 yards on 10 carries for the Normans, including a 22-yard run.

"You can hang your hat every week on Dan Menache," Bowling said. "Dan is a next level kid. I hope that our overall record doesn't tarnish his ability to play at the next level because someone will be getting a fantastic kid that goes out and gives you everything he has."

Bowling also praised the play of linebackers Jonathan Esrael and Joshua Park, strong safety Oscar Mantville and freshman Sabin Kang, who was among the starting offensive tackles, playing the position for the first time after "playing sparingly" on special teams.

The loss was the Normans' first by single digits since a 22-16 loss to Cerritos Sept. 15, 2017, a span of 33 games that

included 27 losses.

Bowling said he took no solace in a narrow loss.

"We could have overcome those six points but we honestly couldn't get out of our own way at critical times," Bowling said.

sports cont. on page 7

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coverstory

SCHOOL BOARD SHOWDOWN

Finalists Narrowed to Eight; But Which One will the Board of Education Pick?

By Danielle Berjikian

At the Tuesday Special Board meeting the Board of Education approved eight applicants to proceed with an interview for filling the vacant seat from the resignation of former Board Member Tristen Walker-Shuman. The eight applicants who were chosen are Judy Friedman, Howard Goldstein, Gabriel Halimi, Brigitte Lifson, Judy Kermani Manouchehri, Robert E. Myers, Aaron J. Reitman, and Michal Amir-Salkin.

A total of 20 applicants applied.

The board did two rounds of voting and picked the finalist with three or more votes.

In the first round of voting each board member voted for up to eight applicants they felt were qualified to fill the seat.

Board Member Mary Wells voted for applicants Reitman, Negar Kamara, William Bymel, Amir-Salkin, Myers, Eleanor Ahdoot, Lifson, and Manouchehri.

Board Member Mandy Stern voted for applicants Gabriel Halimi, Frank Chechel, Judy Friedman, Howard Goldstein, Lifson, Myers, and Reitman.

Board Member Noah Margo voted for applicants Chechel, Friedman, Goldstein, Lifson, Jason Rund, and Halimi.

Board President Rachelle Marcus voted for applicants Amir-Salkin, Manouchehri, Reitman, Lifson, Bymel, and Myers.

By their applications, the hopefuls illustrated what they thought to be the strengths and weaknesses about the district.

Halimi addressed his concerns with decreasing enrollment rates.

“Enrollment in our schools has consistently dropped every year for the last five years. I know there are many reasons for this, but anecdotally, it feels to me like at least two things are happening: (1) less

young families are moving into Beverly Hills, and (2) those young families that do live in Beverly Hills are opting for private schools. While still true to some extent, it feels like the BHUSD of 20 years ago was a stronger magnet attracting young families into Beverly Hills, and BHUSD was more likely to be the educational home of our city’s youth,” Halimi said.

Manouchehri addressed the areas she believed the district needs improvement.

“Our school district is exceptional, it is a true gift. However, the area I believe can be most improved is that the community the district serves needs to know they are represented at the board level by someone who can relate to them, who will work with other board members to address their concerns, and who will do so respectfully. Some parents do not feel that their voice matters, that their experience is valued, or that their views are heard,” Manouchehri said.

Board applicant Myers addressed concerns with communication.

“I don’t think the district has done a poor job in communicating but I think the parents are not receiving the communication,” Myers said.

Board applicant Pamela Klamer Singer, who was not chosen for an interview, weighed in on why she wanted to serve on the board.

“I am going to be very honest.... I have noticed over the past four years that there is a strong disconnect between the school board and the parents of our district. I have spoken with many parents who are frustrated because they feel like they are being kept in the dark or given the runaround on current issues that affect the state of the school,” Singer said.

Singer also said she is applying to

Board Appointment Applicants

Name	Occupation	Notes
Eleanor Ahdoot	VP, Deuce Entertainment	
William Bymel	Real Estate - First Lien Capital	
Frank Chechel	Actuary, Guardian Life	2020 Board of Education Candidate
Judy Friedman	Attorney	
Shervin Gholian	Retired Endodontist	
Howard Goldstein	Attorney	Served on Board of Education 2013-2018; wife Juliet Goldstein recently hired by BHUSD, a potential conflict of interest.
Gabriel Halimi	CEO/Attorney	Student Board Member 1999-2000; sister Michelle Halimi Dar is employed by the BHUSD.
Negar Kamara	Attorney/Realtor	
Moez Khorsandi	Surgeon	
Ralph Levy	Financial Consultant	
Brigitte Lifson	Attorney	
Judy Kermani Manouchehri	Attorney	1998 BHHS ASB President
Robert E. Myers	Attorney	
Sophia P. Rahbari	Artist/Full Time Mom	
Ritu Ram	Medical Affairs	
Aaron J. Reitman	Physician	
Jason Rund	Attorney/ Bankruptcy Trustee	Serves on CBOC
Michal Amir-Salkin	Retired Physician	
Pamela Klamer-Singer	Set Designer	
Marvin Winans Jr.	Entertainment Executive	2018 Board of Education Candidate

Source: BHUSD Oct. 19 Board Packet. Finalists are bolded.

“help bridge the gap between parents and the district.”

Friedman believes the board has been focused too much on areas other than students.

“I believe that we have all the resources necessary to achieve our goals, but we have been distracted and derailed by minority agendas that are focused on areas other than our students. We need to increase our focus on student-centered curriculum, and engage parents as partners in the delivery of that curriculum,” Friedman said.

Applicant Amir-Salkin also addressed

concerns with the shrinking student population.

“Fewer families live in Beverly Hills than in previous decades. The city has more older people and more short-term renters who do not use the schools,” Amir-Salkin said.

Applicant Ahdoot, who was not chosen for an interview, said “I don’t know enough about the current situation to answer this accurately. Times are very different.”

The board will make the appointment at a future meeting.

sports cont. from page 6

Beverly Hills was shut out for the second consecutive game and fifth time in the season.

“It still comes down to getting the kids to understand the game,” Bowling said.

The Normans are fielding a team that had little experience in organized football before the season began, including two starting offensive linemen who are converted basketball players.

Bowling said he is continuing to be in “the process of still teaching the game, still getting kids to want to learn

the game.”

“Once we start doing that these things will improve,” Bowling said. “It’s just a matter of growing pains.”

What’s Next?

The Normans are scheduled to play host to Hawthorne (3-4, 2-1) in an Ocean League game Friday night at Nickoll Field in what is both their homecoming game and final home game of the season. The opening kickoff is set for 7 p.m.

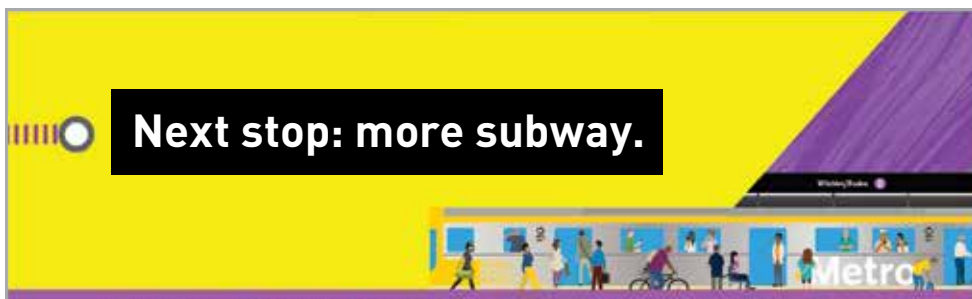
The Cougars utilize the run-oriented triple-option offense so Bowling said he has made stopping the run his

team’s top priority.

Hawthorne and Beverly Hills have three common opponents. The Cougars lost to Verbum Dei, 6-0, and Inglewood, 59-0, and defeated Morningside, 22-6. The Normans lost to Verbum Dei, 44-6, and to Inglewood, 53-0.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201-2460 or by email at stvherbert@aol.com.





Next stop: more subway.

PURPLE (D LINE) EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

Station Construction Continues
We're building more subway stations connecting the Westside and downtown LA.


TRAFFIC ALERT
Wilshire Bl will retain two open traffic lanes in each direction, between Rexford Dr and El Camino Dr, from 7am–8:15pm.

MEETING HOURS
Community Construction Update webinars will be held virtually on the first Wednesday of the month from 12–1pm. Please join us on October 6, November 3 and December 1.

Upcoming webinars are held over Zoom and posted to Facebook:
Webinar Link: zoom.us/j/96626476708
Webinar ID: 966 2647 6708
No password is required.

CONTACT US

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FICTITIOUS BUSINESS NAME STATEMENT: 2021190749 The following person(s) is/are doing business as: RJM INVESTMENTS, 222 N Canon Dr #200, Beverly Hills, CA 90210. JACK ABRAMOV 222 N Canon Dr #200, Beverly Hills, CA 90212; MONTY ABRAMOV, 144 S Spalding Dr, Beverly Hills, CA 90212; RACHEL ABRAMOV 200 N Swall Dr #511, Beverly Hills, CA 90211. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jack Abramov, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 8/26/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 9/30/21, 10/7/21, 10/14/21, 10/21/21 105

Dung Thi Kim Nguyen
29764 N Cambridge Ave
Castaic, CA 91384
Case Number: 21VECP00428
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield Ave
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Dung Thi Kim Nguyen
TO ALL INTERESTED PERSONS
Petitioner: Dung Thi Kim Nguyen
Present name: Dung Thi Kim Nguyen
Proposed name: Dung Kim Thi Nguyen
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
Date: 11/10/21 Time: 8:30a Dept: F49 Rm:
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 9/22/21 Signed: David B. Gelfound, Judge of the Superior Court
Published: 9/30/21, 10/7/21, 10/14/21, 10/21/21 106

FICTITIOUS BUSINESS NAME STATEMENT: 2021210435 The following person(s) is/are doing business as: DR. SASHA; MIND BODY OCEAN, 2046 Hillhurst Ave #156, Los Angeles, CA 90027; 7857 W Manchester Ave #208, Playa Del Rey, CA 90293. SMS PHYSICAL THERAPY P.C. 2046 Hillhurst Ave #156, Los Angeles, CA 90027; This business is conducted by: a Corporation. Registrant has begun to transact business under

9/14/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 9/30/21, 10/7/21, 10/14/21, 10/21/21 105

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Published: 9/30/21, 10/7/21, 10/14/21, 10/21/21 106

FICTITIOUS BUSINESS NAME STATEMENT: 2021205887 The following person(s) is/are doing business as: ANA M CENTENO, 15232 FOOTHILL BLVD SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2003. Signed: ANA M CENTENO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/07/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,250

FICTITIOUS BUSINESS NAME STATEMENT: 2021199537. The following person(s) is/are doing business as: CENTENO FAMILY CHILDCARE, 15232 FOOTHILL BLVD #156 SYLMAR CA 91342. ANA M CENTENO, 15232 FOOTHILL BLVD SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2003. Signed: ANA M CENTENO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/07/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,250

FICTITIOUS BUSINESS NAME STATEMENT: 2021190623. The following person(s) is/are doing business as: TRENDMAVEN, 11944 MONTANA AVE #204 LOS ANGELES CA 90049. HAO G LLC, 11944 MONTANA AVE #204 LOS ANGELES CA 90049. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2021. Signed: JOSHUA DUBINSKY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/26/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name

OBITUARIES
Helen Walder Rogaway
October 14, 2021


Helen Walder Rogaway died peacefully just after midnight on Oct. 14, 2021. Her family was with her as she passed. She was the Librarian at Beverly Vista School and a former BHUSD substitute teacher for many years.

There will be a Zoom Memorial Service/Celebration of Life on Sunday, Nov. 14 at 2 p.m. Pacific Standard Time: <https://us02web.zoom.us/j/2108130535>.

Helen asked for donations in her honor to some of the following organizations:

Literacy: Room to Read supports literacy and girls' education, particularly in Southeast Asia and Africa. They train teachers and librarians, publish and distribute books, and run local libraries. They also run girls' education programs with proven records of keeping girls in school. Immigrant support: The Hebrew Immigrant Aid Society is a Jewish charity founded in 1881 to help Eastern European Jews fleeing pogroms, which now supports refugees of all faiths and ethnicities - helping with legal applications, family reunification, and community welcome programs. They also work with refugees directly in camps.

People who wish to mail cards may send them to: Jodi Walder and Phillip Rogaway 6765 SW Raleighwood Lane Portland OR 97225.



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the fictitious business name or names listed here on: N/A. Signed: Sasha Speer, President. This statement is filed with the County Clerk of Los Angeles County on: 9/22/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 9/30/21, 10/7/21, 10/14/21, 10/21/21 107

FICTITIOUS BUSINESS NAME STATEMENT: 2021205887. The following person(s) is/are doing business as: GANJARUNNER, 7700 EDGEWATER DRIVE SUITE 110 OAKLAND CA 94621. 134 PENN STREET EL SEGUNDO CA 90245. BUDEE INC, 7700 EDGEWATER DRIVE SUITE 110 OAKLAND CA 94621. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2020. Signed: SALVADOR VILLANUEVA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/15/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,247

FICTITIOUS BUSINESS NAME STATEMENT: 2021193524. The following person(s) is/are doing business as: GLOW BEAUTY PARLOR, 7603 WHITE OAK AVENUE RESEDA CA 91335. ALMA PATRICIA REYES, 6610 TROOST AVENUE 101 NORTH HOLLYWOOD CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ALMA PATRICIA REYES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/30/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,251

FICTITIOUS BUSINESS NAME STATEMENT: 2021190623. The following person(s) is/are doing business as: TRENDMAVEN, 11944 MONTANA AVE #204 LOS ANGELES CA 90049. HAO G LLC, 11944 MONTANA AVE #204 LOS ANGELES CA 90049. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2021. Signed: JOSHUA DUBINSKY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/26/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name

the County Clerk of Los Angeles County on: 09/17/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,250

FICTITIOUS BUSINESS NAME STATEMENT: 2021210371. The following person(s) is/are doing business as: MILKU ARTS, 56 OZONE AVE VENICE CA 90291. TAYLOR MAH, 56 OZONE AVE VENICE CA 90291. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: TAYLOR MAH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/22/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/30/2021, 10/07/2021, 10/14/2021, 10/21/2021 TBS 6,251

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FICTITIOUS BUSINESS NAME STATEMENT: 2021219599. The following person(s) is/are doing business as: TOW 4 LESS, 18105 MARILLA ST NORTHRIDGE CA 91325, DERIK ALLAHVERDI PIREH, 18105 MARILLA ST NORTHRIDGE CA 91325. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DERIK ALLAHVERDI PIREH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.304

FICTITIOUS BUSINESS NAME STATEMENT: 2021219597. The following person(s) is/are doing business as: VANITY VEE, 5700 SEPULVEDA BLVD #125 VAN NUYS CA 91411, 15511 RAVEN ST NORTH HILLS CA 91343, VERONICA L ARIAS, 15511 RAVEN ST NORTH HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/21. Signed: VERONICA L ARIAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.305

FICTITIOUS BUSINESS NAME STATEMENT: 2021219594. The following person(s) is/are doing business as: GOLDEN TINT, 1029 N HACIENDA BLVD LA PUENTE CA 91744, ARTAK MURADYAN, 1060 RAYMOND AVE GLENDALE CA 91201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/21. Signed: ARTAK MURADYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.306

FICTITIOUS BUSINESS NAME STATEMENT: 2021219592. The following person(s) is/are doing business as: PUZZLEHOUSE, 3155 MONTROSE AVE APT 321 GLENDALE CA 91214, ALEKSANDR IAKOVLEV, 3155 MONTROSE AVE APT 321 GLENDALE CA 91214. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ALEKSANDR IAKOVLEV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.307

FICTITIOUS BUSINESS NAME STATEMENT: 2021219590. The following person(s) is/are doing business as: CERAMIC TINT AUTO, 506 S SAN FERNANDO BLVD BURBANK CA 91502, ARMEN GEVORGYAN, 112 N VERDUGO RD GLENDALE CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/21. Signed: ARMEN GEVORGYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.308

FICTITIOUS BUSINESS NAME STATEMENT: 2021219588. The following person(s) is/are doing business as: ADP CONSTRUCTION, 19221 HAMLIN ST UNIT 3 RESEDA CA 91335, MARCO RAMIREZ, 19221 HAMLIN ST UNIT 3 RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARCO RAMIREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.309

FICTITIOUS BUSINESS NAME STATEMENT: 2021219586. The following person(s) is/are doing business as: FOOD SIRE CERAMIC, 1635 NORTH MARTEL AVE UNIT 320 LOS ANGELES CA 90046, DERICK O GARCIA MENENDEZ, 1635 NORTH MARTEL AVE UNIT 320 LOS ANGELES CA 90046. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/21. Signed: DERICK O GARCIA MENENDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.310

FICTITIOUS BUSINESS NAME STATEMENT: 2021219584. The following person(s) is/are doing business as: POWDER BROWS LA, 10682 BALBOA BLVD GRANADA HILLS CA 91344, 11968 EDDLESTON DR PORTER RANCA CA 91326, MELODEE ALBRECHT, 11968 EDDLESTON DR PORTER RANCA CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MELODEE ALBRECHT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.311

FICTITIOUS BUSINESS NAME STATEMENT: 2021219580. The following person(s) is/are doing business as: AYALA'S CONSTRUCTION, 14569 PADDOCK ST SYLMAR CA 91342, CARLOS ANTONIO AYALA TURCIOS, 3121 STERLING RD BAKERSFIELD CA 93306. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: CARLOS ANTONIO AYALA TURCIOS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.312

FICTITIOUS BUSINESS NAME STATEMENT: 2021219578. The following person(s) is/are doing business as: PEGASUS JEWELRY, 619 EAST COLORADO ST GLENDALE CA 91205, 619 EAST COLORADO ST GLENDALE CA 91205, KARINE YEGHOYAN, 19332 HARTLAND STREET VAN NUYS CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/15. Signed: KARINE YEGHOYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.313

FICTITIOUS BUSINESS NAME STATEMENT: 2021219576. The following person(s) is/are doing business as: SOUNDS WAY, 7710 VIA NAPOLI BURBANK CA 91504, ZHANETTA BABAYAN, 7710 VIA NAPOLI BURBANK CA 91504. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ZHANETTA BABAYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.314

FICTITIOUS BUSINESS NAME STATEMENT: 2021219574. The following person(s) is/are doing business as: MC SPECIAL INSPECTIONS, 6737 WOODLEY AVE #6 VAN NUYS CA 91406, MIKE D CAZARES, 6737 WOODLEY AVE #6 VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/21. Signed: MIKE D CAZARES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.315

FICTITIOUS BUSINESS NAME STATEMENT: 2021219569. The following person(s) is/are doing business as: SOUTH LAND BUILDING SERVICES, 10223 MOUNTAIN AVE TUJUNGA CA 91042, ABDOL JAHANSHAHI, 10223 MOUNTAIN AVE TUJUNGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/11. Signed: ABDOL JAHANSHAHI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself

authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.316

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2021175009
Date Filed: 08/06/2021
Name of Business: LAS VEGAS EXPEDITED
15435 COHASSET ST VAN NUYS CA 91406.
Registered Owner: VARUZHAN ARABADJIAN
15435 COHASSET ST VAN NUYS CA 91406.
Current File #:2021219596
Date: 10/06/2021
Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.317
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2017310406
Date Filed: 10/27/2017
Name of Business: DREAM GOLD
619 E COLORADO BL GLENDALE CA 91205
Registered Owner: ARAMAYIS MATEVOSYAN
619 E COLORADO BL GLENDALE CA 91205
Current File #:2021219605
Date: 10/06/2021
Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.318
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2017013014
Date Filed: 01/18/2017
Name of Business: LA BREA BAGELS
7308 BEVERLY BLVD LOS ANGELES CA 90036
Registered Owner: BAT YAM77 INC
7308 BEVERLY BLVD LOS ANGELES CA 90036
Current File #:2021219606
Date: 10/06/2021
Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.319
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 21STCP03314
10/04/2021
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N STREET
LOS ANGELES CA 90012

PETITION OF: JAMIE C YEH, GUARDIAN AT LITEM FOR JOSHUA CALEB BROWN AND DANIEL GORDON BROWN for change of name TO: INTERESTED PERSONS:
Petitioner: JAMIE C YEH for a decree changing names as follows:
Present name: JOSHUA CALEB BROWN
Present name: DANIEL GORDON BROWN
Proposed name: JOSHUA CALEB YEH
Proposed name: DANIEL GORDON YEH
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 11/15/2021 Time: 9:30 AM Dept: 26 Room:
Signed: ELAINE LU, Judge of the Superior Court
Date: 10/04/2021
Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.320
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 21STCP03308
10/04/2021
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
LOS ANGELES SUPERIOR COURT
111 NORTH HILL STREET
LOS ANGELES CA 90012
PETITION OF: MAVERICK ALEXANDER MARTINEZ for change of name TO: ALL INTERESTED PERSONS:
Petitioner: MAVERICK ALEXANDER MARTINEZ for a decree changing names as follows:
Present name: MAVERICK ALEXANDER MARTINEZ
Proposed name: MAVERICK ALEXANDER
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 11/15/2021 Time: 10:00 AM Dept: 74 Room: 735
Signed: MICHELLE WILLIAMS COURT, Judge of the Superior Court
Date: 10/04/2021
Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6.321

FICTITIOUS BUSINESS NAME STATEMENT: 2021210461
The following person(s) is/are doing business as: Castaneda Trics, 12318 Shoemaker Ave, Whittier, CA 90605, Luis Castaneda Rivera, 12318 Shoemaker Ave Whittier CA 90605. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 05/21. Signed Luis Castaneda Rivera. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/22/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47648
FICTITIOUS BUSINESS NAME STATEMENT: 20212101785
The following person(s) is/are doing business as: Salazar Construction, 8209 Priscilla St, Downey, CA 90242, Gustavo Salazar, 8209 Priscilla St Downey CA 90242. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in, Signed Gustavo salazar. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/22/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47668

FICTITIOUS BUSINESS NAME STATEMENT: 2021211065
The following person(s) is/are doing business as: METRIC HVAC, 10313 FAYWOOD ST, BELLFLOWER , CA 90706, HILDA MOLINA, 10313 FAYWOOD ST BELLFLOWER CA 90706. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HILDA MOLINA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47692
FICTITIOUS BUSINESS NAME STATEMENT: 2021211388
The following person(s) is/are doing business as: BLACK TIE PLANNING, 844 15TH ST APT F, SANTA MONICA, CA 90403, TAMMI MCDERMOTT, 844 15TH ST APT F SANTA MONICA CA 90403. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed TAMMI MCDERMOTT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47695
FICTITIOUS BUSINESS NAME STATEMENT: 2021211416

The following person(s) is/are doing business as: KYOKU SUSHI, 150 E DUARTE RD, ARCADIA CA 91006, SHIRA INC, 150 E DUARTE RD ARCADIA CA 91006. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47694
FICTITIOUS BUSINESS NAME STATEMENT: 2021211656

The following person(s) is/are doing business as: Rene's Test and Repair, 1721 E Huntington Dr, Duarte, CA 91010, Kevin R Barrios De Leon, 2539 E Temple Ave Apt G West Covina CA 91792. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed Kevin R Barrios De Leon. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47686
FICTITIOUS BUSINESS NAME STATEMENT: 2021212094
The following person(s) is/are doing business as: BEYOU, 2013 W 182ND ST, TORRANCE, CA 90504, SAORI MIZUTANI, 2013 W 182ND ST TORRANCE CA 90504. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SAORI MIZUTANI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/24/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/11/2021 NIN 47696
FICTITIOUS BUSINESS NAME STATEMENT: 2021213467

The following person(s) is/are doing business as: PENATE AUTO WHOLESALE, 13371 AZORES AVENUE, SYLMAR, CA 91342, KAREN ASTRID MULLER PENATE, 13371 AZORES AVENUE SYLMAR CA 91342, LUIS ALFONSO PENATE, 13371 AZORES AVENUE SYLMAR CA 91342. The business is conducted by a Married Couple. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed KAREN ASTRID MULLER PENATE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/21/2021, 10/28/2021, 11/4/2021, 11/11/2021 NIN 47697

FILE NO. 2021 205056
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: WESTERN STATES INSURANCE AGENCY, 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 SEP 14 2021 expires on SEP 14 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-428261 BEVERLY HILLS WEEKLY 9/23, 30 & 10/7, 14 2021

T.S. No.: 2021-00116 Loan No.: 00x APN: 4342-034-106 Property Address: 460 North Palm Drive, Unit 203, Beverly Hills, CA 90210 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/29/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now

held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Grachya Nersisyan and Sofya Nersisyan Duly Appointed Trustee: Imperial Processing Recorded 8/31/2018 as Instrument No. 20180883157 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/2/2021 at 10:30 AM Place of Sale: Behind the fountain located in Civil Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$730,190.49 Street Address or other common designation of real property: 460 North Palm Drive, Unit 203 Beverly Hills, CA 90210 A.P.N.: 4342-034-106 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 Website www.stoxposting.com, using the file number assigned to this case 2021-00116. 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 Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844)477-7869, or visit this internet website www.stoxposting.com , using the file number assigned to this case 2021-00116 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice re-

garding this potential right to purchase. FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: www.stoxposting.com Date: 9/30/2021 Imperial Processing 10866 Wilshire Blvd, Suite 400 Los Angeles, California 90024 (424)488-3144 Vladimir Valsky, Processor

FILE NO. 2021 214583
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KING OF LA BREA, 1617 S LA BREA AVE. LOS ANGELES CA 90019 county of: LA COUNTY.

AI #ON:
Registered Owner(s): TI YS INC, 1617 S LA BREA AVE. LOS ANGELES CA 90019 [CALIFORNIA]. 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/ TI YS INC BY TAE IL JUNG, CEO
This statement was filed with the County Clerk of LOS ANGELES County on SEP 29 2021 expires on SEP 29 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-480109 BEVERLY HILLS WEEKLY 10/7,14,21,28 2021

FILE NO. 2021 219676
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LIM VILLAS 3640 LOMITA BLVD, STE 100, TORRANCE, CA 90505 county of: LOS ANGELES.

AI #ON: 202105410151
Registered Owner(s): OPES PROPERTIES, LLC 3640 LOMITA BLVD, STE 100, TORRANCE, CA 90505. 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/ OPES PROPERTIES, LLC BY: JAMES DONGJIN LIM, MANAGER
This statement was filed with the County Clerk of LOS ANGELES County on OCT 07 2021 expires on OCT 07 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).

484217 BH WEEKLY 10/14,21,28 11/4 2021
FILE NO. 2021 221355
FILED: OCT 08 2021
STATEMENT OF ABANDONMENT OF
USE OF FICTITIOUS BUSINESS NAME
FILE NO. 2021031264
DATE FILED: FEBRUARY 04, 2021
Name of Business(es): PET 'N SHAVE, 8605

SANTA MONICA BLVD STE 41978, WEST HOLLYWOOD, CA 90069

REGISTERED OWNER(S): PET VENTURES INCORPORATED, 8605 SANTA MONICA BLVD STE 41978, WEST HOLLYWOOD, CA 90069 [CALIFORNIA]

Business was conducted by: CORPORATION
I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.)

/s/ PET VENTURES INCORPORATED BY: AHDEE ABRAMSON, PRESIDENT

This statement was filed the County Clerk of LOS ANGELES County on OCT 08 2021.
485250 BEVERLY HILLS WEEKLY 10/21,28 11/4,11 2021

FILE NO. 2021 221352
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FAMICO STUDIOS LLC, 1606 S. OGDEN DRIVE LOS ANGELES CA 90019 county of: LA COUNTY.

Registered Owner(s): FAMICOM STUDIO LLC, 1606 S. OGDEN DRIVE LOS ANGELES CA 90019 [DELAWARE]. 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/ FAMICOM STUDIO LLC BY: DANIEL ENGELHARDT, CEO

This statement was filed with the County Clerk of LOS ANGELES County on OCT 08 2021 expires on OCT 08 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).

485574 BEVERLY HILLS WEEKLY 10/21,28 11/4,11 2021

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. L- 039881-JB

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: MICHAEL AND DANIEL INC, 7109 W. SUNSEST BLVD, W. HOLLYWOOD, CA 90046

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: SHIN FAMILY ROCKS, INC, 5505 CORBIN AVE TARZANA CA 91356

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURE, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 7109 W. SUNSEST BLVD, W. HOLLYWOOD, CA 90046

(6) The business name used by the seller(s) at said location is: WABA GRILL

(7) The anticipated date of the bulk sale is NOVEMBER 9, 2021, at the office of TOWER ESCROW INC, 3400 W. OLYMPIC BLVD, #201, LOS ANGELES, CA 90019, Escrow No. L-039881-JB, Escrow Officer: JULIE BAHANG

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: NOVEMBER 8, 2021

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE

Dated: OCTOBER 12, 2021
TRANSFEREES: SHIN FAMILY ROCKS, INC, A CALIFORNIA CORPORATION

ORD-51608/5 BEVERLY HILLS WEEKLY 10/21/21

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOAN BENNY
Case No. 21STPB09896

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOAN BENNY

A PETITION FOR PROBATE has been filed by Maria Rudolph; Burt Levitch in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Maria Rudolph; Burt Levitch 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. 3, 2021 at 8:30 AM in Dept. No. 79 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:
STEPHANIE FARZAM ESQ
SBN233570
ROSENFIELD MEYER & SUSMAN LLP
232 NORTH CANON DR
BEVERLY HILLS CA 90210
CN981683 BENNY Oct 21,28, Nov 4, 2021

ORDINANCE NO. 21-O-2846

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU OF PARKING REGULATIONS AND PARKING REQUIREMENTS FOR RESTAURANT USES AND AMENDING PRIVATE TRAINING CENTER REGULATIONS

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

Section 1. On November 19, 2019, the City Council discussed ongoing concerns about the effects of existing regulations on the viability of restaurant uses in the commercial districts of the City of Beverly Hills. At this study session, public testimony indicated that the parking requirements for restaurants with bar and dining areas larger than 1,000 square feet, and the in lieu parking eligibility criteria and rates, have acted as barriers to entry for restaurants seeking to locate within the City. In addition, public testimony addressed potential solutions to alleviate the economic burdens associated with the existing regulations affecting restaurant uses. The City Council discussed the identified

issues and potential solutions, and concluded that changes to the existing regulations were urgent to preserve the public peace, health, and/or safety of the City. In light of the issues discussed, the City Council adopted an interim urgency ordinance on December 10, 2019 to amend the parking regulations and in lieu parking requirements applicable to restaurant uses in the City of Beverly Hills to encourage economic vitality and sustainability, and to remain competitive within the business community, and thereby protect the public peace, health, safety, and welfare. The City Council subsequently extended the interim ordinance on January 9, 2020, and November 10, 2020, resulting in a new expiration date for the ordinance of December 9, 2021.

On May 4, 2021, the City Council discussed whether to institute the regulations of the urgency ordinance on a permanent basis, and directed staff to maintain the urgency ordinance regulations applicable to the in lieu parking program and parking requirements for restaurant uses. The City Council also directed staff to explore potential changes to regulations applicable to fitness uses in order to help remove barriers to entry for such uses. On July 22, 2021, the Planning Commission discussed the proposed changes to parking requirements and in lieu parking regulations for restaurant uses and changes to private training center regulations. The Commission expressed support for maintaining the urgency ordinance regulations applicable to restaurant uses, and enacting changes to the private training center regulations. On August 26, 2021, the Commission voted to recommend approval of a draft ordinance amending parking requirements and the in lieu parking program for restaurants, and regulations applicable to private training centers.

On September 21, 2021, the City Council reviewed the recommendations provided by the Planning Commission, and discussed the current state of the City's parking regulations and commercial districts. The Council adopted an ordinance to maintain the urgency ordinance regulations related to parking requirements and the in lieu parking program for restaurant uses, and to change the regulations applicable to private training centers.

Section 2. The Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further, the areas of the City in which restaurants are allowed have average slopes of not more than 20 percent. In addition, the Amendments are found to be exempt from further review under CEQA 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. Since the draft ordinance will make changes to regulations pertaining to restaurant and fitness uses, these exemptions are applicable.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. Additionally, General Plan Policy LU 11.4 "Parking in Pedestrian-Oriented Districts" calls for minimizing driveways in pedestrian oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience. In line with this policy, the Amendments will reduce the parking requirements for restaurants and ease some of the existing limitations for participation in the City's in lieu parking program, which will reduce the need for businesses to construct additional parking facilities, in turn reducing the number of new curb cuts in the future. General Plan Goals LU 10 "Economically Vital Districts" and LU 15 "Economic Sustainability" discuss the importance of retaining existing and attracting new businesses that contribute to the economic activity and sustainability of the City. The Amendments to reduce upfront costs and prohibitive requirements for restaurants will help encourage new business opportunities in the City's commercial districts, creating greater economic synergy with other local businesses and services. General Plan Goal ES 1 "Sustainable Economic Base" recognizes the nexus

between a healthy business community and the residential quality of life, which includes high levels of service for residents. Under this goal, Policy ES 1.3 "Tax Base" calls for the identification of opportunities to expand the City's tax base, and Policy ES 1.4 "Retain Existing Industries" and ES 1.5 "Attract New Businesses and Industries" strives to ensure economic sustainability by retaining existing business and attracting new ones to the commercial areas of the City. Consistent with this goal and related policies, the Amendments strive to maintain commercial revenue bases, and to attract new business within existing industries. General Plan Goal ES 3 "Enhanced Commercial Corridors" strives to stimulate business opportunities in commercial areas located outside of the Business Triangle area of the City. In alignment with this goal, the Amendments include changes to parking requirements for eating and bar facilities located outside of the Business Triangle area of the City, which will remove barriers to entry for new restaurants in these areas. General Plan Policy CIR 4.4 "Parking Standards" calls for the evaluation of parking requirements as a greater diversity of transportation options become available, and to promote the use of alternative modes of travel. The Amendments are consistent with this policy, as they will reduce the parking requirements for restaurant uses, and are further consistent with the City's "Complete Streets Plan" vision, which seeks to transition from an automobile-dependent community to a multi-modal transportation network. In addition, the demand for parking on-site may be reduced in the future with the construction of the Metro subway stations within the City, which will connect to the wider regional transit network, and with the increased use of "Transportation Network Company" platforms, which provide rideshares as another transportation option. Furthermore, advancements in automobile design and technology, such as the use of autonomous vehicles, may contribute to reduced demand for parking spaces in the near future. The Ordinance will help maintain the character of the business community, as reflected in the quality and diversity of its commercial uses, and will improve the resiliency of the city's commercial area due recent shifts in the retail sector towards online sales and the changing nature of commercial uses.

Section 4. The City Council hereby amends Section 10-3-3302 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3302: BULK AND SIZE LIMITS:

Except for restaurant uses, which are not subject to property bulk and size limits, in lieu parking may only be approved for properties that comply with the following bulk and size limits:

A. The site areas shall not exceed sixteen thousand (16,000) square feet in size.

B. The floor area ratio to the ground area of any building constructed on the site shall not exceed two to one (2:1).

C. The height of any building on the site area shall not exceed forty five feet (45') in height, measured as set forth in this chapter.

D. No building on the site area that was constructed after June 17, 1976, shall exceed three (3) stories in height."

Section 5. The City Council hereby amends Section 10-3-3307 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3307: REVIEW OF IN LIEU PARKING APPLICATIONS:

Persons desiring to participate in the in lieu parking district established by this article shall submit an application for participation to the director of community development. If the director determines that such application meets the requirements set forth in sections 10-3-3302 through 10-3-3306 of this chapter, then the director shall schedule a hearing on that application before the planning commission, unless the application is solely for a restaurant use, in which case the director shall have the authority to approve the request without conducting a hearing. Noticing of any required hearing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines. Furthermore, if the applicant has concurrently filed other applications which require a hearing before the planning commission, then the hearing regarding the application for par-

ticipation in the district shall be combined with such other hearing. Similarly, notice of the application for participation in the district shall be combined with the notice of any other application that will be reviewed concurrently by the planning commission."

Section 6. The City Council hereby amends Section 10-3-3310 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3310: IN LIEU FEE AMOUNT:

If the city approves an application for participation in the in lieu parking districts, then the applicant shall pay the fees set forth in this section.

A. New Construction And Reconstruction of Non-Restaurant Uses: For each parking space required due to the addition of floor area or due to reconstruction, the applicant shall pay a twenty five thousand dollar (\$25,000.00) fee if the subject property is located on Rodeo Drive, a twenty thousand dollar (\$20,000.00) fee if the subject property is located on Beverly Drive, and a fifteen thousand dollar (\$15,000.00) fee if the subject property is located elsewhere within the in lieu parking districts. These amounts may be adjusted annually by resolution of the city council.

B. Restaurants, Food Sales, And Service Commercial Activities: Notwithstanding the provisions of subsection A of this section, and subject to the restrictions set forth in this subsection, the applicant shall pay a reduced fee of six thousand seventy dollars (\$6,070.00) for each parking space required by: 1) the expansion of a convenience sales and service commercial business which has been lawfully operated at the subject site for more than two (2) years, 2) the expansion of a food sales use, or 3) the establishment of a restaurant use. The fee of six thousand seventy dollars (\$6,070.00) represents thirty five percent (35%) of the estimated 1993 cost to construct a parking space, exclusive of land value.

This amount may be adjusted annually by resolution of the city council. The reduced fee set forth in this subsection shall be applied to no more than one expansion of a food sales use or convenience sales and service commercial business during the lifetime of a building unless such expansion involves the purchase of less than fifteen (15) in lieu parking spaces. If the expansion involves the purchase of less than fifteen (15) in lieu parking spaces then the reduced fees set forth in this subsection may be applied to the purchase of up to fifteen (15) in lieu spaces during the life of the building.

C. Small Theaters: Notwithstanding the provisions of subsection A of this section, for each parking space required as a result of the establishment of a theater within an existing building, the applicant shall pay a fee equal to fifty percent (50%) of the fee required under subsection A of this section provided that the building contains at least one parking space per three hundred fifty (350) square feet of floor area, the theater does not exceed twenty five percent (25%) of the existing floor area of the building and the planning commission, after notice and a hearing as set forth in section 10-3-3307 of this chapter, finds that such theater would complement existing retail uses in the in lieu parking districts by enhancing the pedestrian or retail attraction of the in lieu parking districts."

Section 7. The City Council hereby amends Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-2730: PARKING; REQUIREMENTS:

A. At the time of the erection of a structure or the establishment of a use, there shall be provided and thereafter maintained off-street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele, and employees of such structure or use as provided in this article. Such off-street parking spaces shall be used exclusively for off-street parking purposes. For any structure or use enlarged or increased in capacity, additional parking facilities shall be required only for such enlargement or increase. However, any interior alteration or interior enlargement of an existing structure or use, other than a dwelling, shall not require additional parking to be provided if the alteration or enlargement does not increase the total parking requirement for all uses in the structure by more than two (2)

spaces above the amount of parking required for the entire structure on May 22, 1970.

B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section
9. Eating and bar facilities not governed by subsections B5 through B7 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B10 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 200 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements. Any medical uses established pursuant to the regulations set forth in subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area
15. Private training centers	For private training centers located in the Business Triangle: 1 space per 350 square feet of floor area for private training centers with up to 3,000 square feet of floor area. 1 space per 200 square feet of floor area beyond 3,000 square feet. For private training centers located outside the Business Triangle: 1 space per 200 square feet of floor area. For all private training centers: Provided, however, that if a private training center of more than 3,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 200 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restriping provided an on-site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection. Any medical uses established pursuant to the regulations set forth in subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of planning and community development may, pursuant to the provisions of article 36 of this chapter, permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following: (1) The size or configuration of the building or portion thereof housing the proposed medical laboratory; (2) The number and size of the loading areas on the site; (3) The nature and number of deliveries for the proposed medical laboratory; (4) The proximity of the proposed medical laboratory to schools and parks; (5) The proximity of the proposed medical laboratory to neighboring residential areas; (6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory; (7) The hours of the operation for the proposed medical laboratory.

b. General Prohibition:	Notwithstanding any of the provisions of this subsection B16, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area.
The Business Triangle area is defined for purposes of this code section as: the area bounded by the centerline of Santa Monica Boulevard North Roadway, the centerline of Crescent Drive, the centerline of Wilshire Boulevard west of Beverly Drive, and the first lot line north of Wilshire Boulevard for that area east of Beverly Drive.	

C. For uses not mentioned, except a use requiring a special use permit, the requirement for off street parking for a use which is so mentioned and to which such use is similar shall apply but shall be not less than one parking space per five hundred (500) square feet of floor area. For uses requiring a special use permit, the requirements for off street parking shall be specified in connection with any special use permit which may be granted.

D. For mixed uses, that is a combination of the uses specified by this section, the total requirements for off street parking shall be the sum of the requirements for the various uses.

E. The determination of the type of use and the requirements for each use, or combination thereof, shall be an administrative function of the planning official, subject to the provisions of this section.

F. The planning commission may authorize the joint use of parking facilities under the following conditions:

1. Up to fifty percent (50%) of the parking facilities of a use considered to be primarily a daytime use may be used to satisfy the parking facilities required by this article for a use considered to be primarily a nighttime use.

2. A covenant as described in section 10-3-2734 of this chapter shall be recorded in the office of the county recorder, which covenant may include such reasonable conditions as the planning commission may impose.

G. Notwithstanding any other provisions regarding parking location and assignment of spaces set forth in this chapter, if an eating and bar facility requires more parking spaces than are provided on-site, the additional parking requirement may be satisfied through the use of off-site parking within seven hundred fifty feet (750') of the use site, provided that at a minimum the required parking spaces are secured through a lease that makes such parking spaces available from six o'clock (6:00) P.M. to ten o'clock (10:00) P.M. on weekdays and during operating hours of the eating and bar facility on the weekends. Additionally, on-site parking that is otherwise encumbered may be used to satisfy the required parking for a restaurant use as long as the required parking spaces are secured through a lease that makes such parking spaces available from six o'clock (6:00) P.M. to ten o'clock (10:00) P.M. on weekdays and during operating hours of the eating and bar facility on the weekends."

Section 8. The City Council hereby amends Section 10-3-1601 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1601: USES PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone C-3 shall be used for any purpose other than the following:

Cabaret within the business triangle subject to the provisions of section 10-3-1620 of this chapter. For the purposes of this use, "business triangle" shall mean the area bounded by the centerline of Wilshire Boulevard, the centerline of Santa Monica Boulevard (south roadway), and the centerline of the alley between Canon Drive and Crescent Drive.

- Cafe.
- Carpenter shop.
- Cinema or theater.
- Conservatory.
- Dancing academy.
- Dressmaking or millinery store.
- Exercise club.
- Library.
- Lunchroom.
- Office (excluding medical uses).
- Paint, paperhanger, or decorating shop or store.

Parking garage.
Photography gallery.
Plumbing shop.

Private training center of no more than three thousand (3,000) square feet of floor area in the business triangle and two thousand (2,000) square feet of floor area outside the business triangle.

Roofing or plastering store or office.

Shop for the conducting of wholesale or retail business.

Store.

Studio.

Tailor.

Upholsterer.

Any similar use.”

Section 9. The City Council hereby amends Section 10-3-1604 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1604: CONDITIONALLY PERMITTED USES:

The following uses shall be permitted in the C-3 Zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter:

Alternative parking facilities used to provide required parking for commercial uses, excluding medical uses, pursuant to section 10-3-2730.4 of this chapter.

Amusement parks.

Brewing or manufacture of alcoholic beverages that is ancillary to a dining or bar use or is ancillary to a retail store that sells alcoholic beverages.

Car washes that:

- A. Are enclosed in a building;
- B. Exclusively serve a business whose operation is primarily devoted to the sales, long term leasing or rental of automobiles or other motorized vehicles;
- C. Are located on the site of the business being served; and
- D. Do not exceed twenty feet (20') in width or forty feet (40') in length.

When reviewing the conditional use permit application for such car washes, the Planning Commission shall consider the conditional use permit criteria set forth in section 10-3-1613 of this article.

Childcare uses licensed pursuant to State law.

Convenience stores not occupying a tenant space whose primary entrance opens into the interior of a commercial building.

Cosmetic spas pursuant to section 10-3-1620.2 of this article.

Drive-up, drive-in and drive-through facilities, subject to the provisions of section 10-3-1612 of this article.

Educational institutions.

Hotels, subject to the provisions of article 28.6 of this chapter.

Mini-shopping centers subject to the provisions of section 10-3-1611 of this article.

Museums.

Nightclubs within the business triangle, subject to the provisions of section 10-3-1619 of this article. For the purposes of this use, the “business triangle” shall mean the area bounded by the centerline of Wilshire Boulevard, the centerline of Santa Monica Boulevard, south roadway, and the centerline of the alley between Canon Drive and Crescent Drive.

Off site parking pursuant to section 10-3-2733 of this chapter.

Pet boarding facility pursuant to section 10-3-1620.3 of this article.

Private training centers of more than three thousand (3,000) square feet of floor area in the business triangle and more than two thousand (2,000) square feet of floor area outside the business triangle.

Public utility uses, except as provided in section 10-3-2754 of this chapter.

Religious institutions.

Vehicles sales, service or fuel stations, subject to the provisions of section 10-3-1613 of this article and not otherwise prohibited by section 10-3-1603 of this article.

A. The establishment or expansion of any activity that qualifies as a vehicle sales, service or fuel station use shall require a separate conditional use permit.

B. Notwithstanding other provisions of this use, a vehicle sales, service or fuel station that involves only the installation of vehicle accessories shall not require a conditional use permit unless such vehicle sales, service or fuel station is located adjacent to a Residential Zone or separated from a Residential Zone only by a public right-of-way. For the purposes of this use, the term “vehicle accessories” shall include, but not be limited to, tires and alarms, but shall not include engine or body parts.”

Section 10. The City Council hereby amends Section 10-3-1616 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1616: PRIVATE TRAINING CENTERS; ANNUAL AFFIDAVIT:

The owner or the operator of a private training center shall annually sign and submit an affidavit to the city certifying that: a) no more than thirty (30) people attend a class at any one time, and b) there is a maximum ratio of one (1) person per one hundred (100) square feet of floor area, not including the instructor of the class.”

Section 11. The City Council hereby amends Section 10-3-1617 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-1617: EXERCISE CLUBS AND PRIVATE TRAINING CENTERS RESTRICTIONS:

A. Exercise Club Restrictions: Unless authorized by a conditional use permit issued pursuant to the provisions of subsection 10-3-1655 B of this chapter, no exercise club: a) shall be located on the ground floor of any building located within the business triangle area bounded by the centerline of Santa Monica Boulevard North Roadway, the centerline of Crescent Drive, the centerline of Wilshire Boulevard west of Beverly Drive, and the first lot line north of Wilshire Boulevard for that area east of Beverly Drive, or b) shall include any window that allows exercise areas of such club to be viewed from a public street or sidewalk.

B. Private Training Center Restrictions: Private training centers shall have no more than thirty (30) students in a class at any one time and shall have no more than one (1) person per one hundred (100) square feet of floor area, not including the instructor of the class. In addition, any ground floor private training center use shall contain a retail and reception area with a minimum of 5% of the floor area dedicated to retail use. The exercise area used for classes shall be located not less than 10 feet back from the front facade of the store.”

Section 12. 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 13. 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 her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 14. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: October 12, 2021
Effective: November 12, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

RYAN GOHLICH, AICP
Director of Community Development

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

ORDINANCE NO. 21-O-2847

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS ADDING SUBSECTIONS W, X, Y AND Z TO SECTION 4-3-209 PROHIBITING DEMONSTRATIONS WITHIN 300 FEET OF AN ENTRANCE TO AN ELEMENTARY OR MIDDLE SCHOOL, PROHIBITING DEMONSTRATIONS FROM FOLLOWING STUDENTS, AND PROHIBITING DEMONSTRATIONS FROM INTERFERING WITH A PERMITTED EVENT OR SEPARATE PROTEST AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF

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

Section 1. Young children who are enrolled in public school are compelled to attend school, arrive and depart at designated hours, and use a designated entrance. These children are a captive audience and cannot avoid the speech delivered by demonstrators or protestors gathered near entrances to their schools or following them to or from school.

Section 2. Beverly Hills schools are extremely crowded around the gate area at drop-off and pickup times as students arrive or depart from the school and parents drop-off or pickup their children. Sidewalks in the area of entrances are narrow. Protests near the entrances to schools will interfere with safe access and egress by students to and from the schools.

Section 3. Young children often do not understand the political messages been delivered by demonstrators or protestors. Such children often feel scared or intimidated by the close presence of demonstrators or protestors.

Section 4. Protesters located three hundred feet from the entrance to an elementary or middle school may be heard and observed by adults dropping off or picking up their children at school and within one hundred feet of the intersection of Durant and Moreno Drives may be heard and observed by students and parents alike.

Section 5. Students require a learning atmosphere that is free of distractions, including noise from demonstrators which is distinctly audible within the classroom. Furthermore, even students on a playground will be either in a physical education class or must hear the instructions of a playground supervisor.

Section 6. Subsection W is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

“W. It shall be unlawful for any person to participate in any parade or assembly within three hundred feet of the entrance to any elementary school or middle school between the hours of 7:30 AM to 10:00 AM and 1:00 PM to 3:30 PM on days when school is in session.

It shall be unlawful for any person to participate in any parade or assembly within one hundred feet of the intersection of Durant and Moreno Drives between the hours of 8:00 AM to 10:00 AM and 3:00 PM to 4:00 PM on days when school is in session.

This subsection shall not apply to any school with a pedestrian entrance on Wilshire Boulevard.”

Section 7. Subsection X is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

“X. It shall be unlawful for any person to participate in a parade or assembly within ten blocks of an elementary school or a middle school between the hours of 7:30 AM to 10:00 AM and 1:00 PM to 3:30 PM on days when school is in session if the parade or assembly will follow

or harass any minor who is plainly going to or coming from school. For the purpose of this subsection, “follow” means to follow within one hundred feet of any student who is not part of the parade or assembly. For the purpose of this subsection, “plainly going to or coming from school” means that a student is carrying a backpack, books, or demonstrating other indicia that the student is going to or coming from school. For the purpose of this subsection, “harass” means engaging in willful conduct directed at a specific minor that seriously alarms, annoys, torments, or terrorizes the minor.”

Section 8. Subsection Y is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

“Y. It shall be unlawful for any person to participate in a parade or assembly if the parade or assembly is conducted at the same time and location for which either: (1) another parade or assembly is already taking place or (2) event permit has been previously issued, such as licensed sporting event, youth sports camp, and other licensed or permitted public entertainment event.”

Section 9. Subsection Z is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

“Z. It shall be unlawful for any person to participate in a parade or assembly if the parade or assembly will be distinctly audible within any classroom of a school building during times when school is in session. It shall also be unlawful for any person to participate in a parade or assembly if the parade or assembly will be within fifty feet of a school playground during times that school is in session.”

Section 10. The City Council finds and determines that there is an immediate threat to the public peace, health, and safety, from protests and demonstrations that occur within three hundred feet of the entrance to an elementary or middle school, or that follow students to and from school or that interfere with other protests or demonstrations.

In light of the crowded atmosphere surrounding the entrances to the elementary and the middle school and the narrowness and surrounding sidewalks, these areas need to be exclusively devoted to student ingress and egress to avoid traffic bottlenecks and avoid people being forced to walk in the street, as has previously happened.

Additionally, to reduce conflict and maintain to public peace and safety, there must be maintained adequate separation between demonstrators and students, other demonstrators, and those with valid permits to permit lawful activities.

To preserve the public peace, health, and safety, the City Council finds that it is necessary that this ordinance take effect immediately to prevent further harm.

Section 11. CEQA. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction or otherwise affect the physical environment. This Ordinance 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 12. 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 13. 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 her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 14. Effective Date. This Ordinance, being an Urgency Ordinance adopted as an

urgency measure for the immediate protection of the public peace, health and safety, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption.

Adopted: October 12, 2021

Effective: October 12, 2021

ROBERT WUNDERLICH
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

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

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