

Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1153 • November 4 - November 10, 2021



Board Members Interview Applicants for Vacancy

Board Expected to Make Selection Next Tuesday



LA Marathon 2021

November 7, 2021

Beverly Hills Street Closures 5 a.m. - 1 p.m.

City Hotline Open 11/7 from 5 a.m. - 1 p.m.
310-550-4680

WATER STATIONS:
Water Station 16
 Burton Way west of Foothill Rd.
Water Station 17
 SM south/west of Charleville Blvd.

P **PARKING STRUCTURES**
 beverlyhills.org/parking

+ **FIRST AID STATION**
 in Rexford Mini Park at
 Rexford Dr. & Burton Way

● **SHUTTLE FOR RUNNERS**
 one-way start time 4 a.m.

● **VIEWING AREA**
 of Rodeo Dr. & Wilshire Blvd.

■ **MARATHON ROUTE**
 beverlyhills.org/marathon



For access to
405 Freeway-
Take Sunset Blvd. West to
405 FWY

For access to 10 Freeway-
take Wilshire Blvd. East to
Robertson; turn south/right to
10 Freeway

For access to 405
Freeway- go right on
Olympic Blvd. to FWY



SNAPSHOT



JUMPING FOR JOE SUNSET BOULEVARD

Master Architect Michele Sae (left) and former Planning Commissioner Joe Shooshani (right) won the Los Angeles Business Council Architectural Awards for Innovation and Technology in the Built Environment Award on Oct. 28 for a refurbishing of Shooshani's building that will be part of the rejuvenation of the Sunset Strip.

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briefs

City Council Denies Resident-Initiated Petition

At their Tuesday meeting the City Council denied a resident-initiated petition request to modify the preferential parking permit zone "EE" on the 400 block of South Wetherly Drive and retained the existing parking regulation because seven of the 18 households that signed the petition rescinded their support, thus dropping the signature requirement below the 60% modification threshold.

In May a qualifying petition signed by 60% of the households on the 400 block of South Wetherly Drive was submitted requesting a modification to the existing daytime parking regulation to "No Parking, 8 a.m. to 8 p.m., Daily, Except by Permit" due to traffic generated from Olympic businesses and the Beth Jacob Congregation.

Staff initially recommended a "No Parking, 8 a.m. to 6 p.m., Monday through Saturday, and 2-Hour Parking, 8 a.m. to 6 p.m., Sunday, Except by Permit" on the Public Notice mailed to residents, businesses, and non-profits within the project area for the Aug. 5 Traffic and Parking Commission meeting.

Three of the 18 residents that signed the petition withdrew their support citing a misunderstanding of the request for a "No Parking" regulation, thus dropping support of the petition to 36%.

The request was considered by the Traf-

fic and Parking Commission at their Aug. 5 meeting and due to diminished support among residents, staff reversed its initial recommendation and recommended denying the petition request.

The commission voted unanimously in support of the recommendation to deny modifying the existing permit parking regulation.

Traffic and Parking Commission to Discuss Beverly Drive Bike Lanes

The Traffic and Parking Commission is expected to discuss two potential conceptual design options for proposed class II bike lanes on North Beverly Drive from Sunset Boulevard to North Santa Monica Boulevard at their Thursday meeting.

The two options the commission is expected to discuss are class II bike lanes with travel lane buffers and class II bike lanes with parking and travel lane buffers.

North Beverly Drive is identified as a proposed bikeway in the Complete Streets Plan and would connect with other proposed bikeways on Elevado Avenue, Sunset Boulevard, and South Beverly Drive, as well as existing bike lanes on North Santa Monica Boulevard.

On April 20 City Council adopted the Complete Streets Plan that outlines a long-range vision intended for improving mobility in the city. The Complete Streets Plan includes a Bikeways Network Map to serve as a blueprint for new bikeways in the city.

According to the staff report, several of the proposed bikeways on the map can be installed without reducing the number of travel lanes on the street or removing parking spaces.

North Beverly Drive is 60 feet wide and approximately 15,000 vehicles travel on the street per weekday. The speed limit is 25 mph and the 85th percentile speed was determined to be 40 miles per hour and speeds up to 46 mph were observed, according to a study done in 2017.

North Beverly Drive has on-street parking on both sides of the street and one travel lane in each direction, which creates 22 feet wide travel lanes when cars are parked.

There are also two sets of "STOP" legends at each intersection and according to the staff report, this results in potentially unsafe maneuvers as vehicles move left and right within the single, wide lane, due to confusion.

Feedback received from the commission will be incorporated into the bikeway design, which is anticipated to be finalized in winter and brought to the council for consideration.

Following City Council approval, public notices advising of the final designs and construction timelines would be mailed to properties within 500 feet of the identified streets before the construction.

The installation of the bikeway is expected to cost about \$5,000.

City Council Sets Hearing Date for Historic Incentive Permit

At their Oct. 26 meeting, the City Council set a hearing date for a Historic Incentive

Permit for the first meeting in April for the property located at 910 North Bedford Drive.

On Aug. 26, the Planning Commission adopted a resolution denying a Historic Incentive Permit to allow waivers or deviations from the Beverly Hills Municipal Code (BHMC) for the property. The waivers and deviations were requested in order to facilitate an addition to the existing single-family residence, which is generally identified as the Anthony-Kerry House and is a designated local historic landmark.

A Historic Incentive Permit allows waivers or deviations from certain development standards and are available to properties that are designated as a local historic landmark. The scope of work that was proposed to the Planning Commis-



910 North Bedford Drive

sion includes a two-story addition with a two-story subterranean basement and site work, such as paving, landscaping, and walls/fences.

The resolution specifically denied requested waivers or deviations from BHMC section 10-3-2404 (front yard setback), 10-3-2405 (rear yard setback), 10-3-2407 (street side yard setback), 10-3-2408 (permissible encroachments within a required front yard setback), 10-3-2420 (maximum allowable height for walls, fences, and hedges), and 10-3-2422 (required paving buffer).

The Cultural Heritage Commission has also previewed the proposed project at various meetings in 2019 and 2020 and was unable to provide unanimous support for the proposed project.

The residence was originally constructed in 1909 on a property in Los Angeles. In 1923, the property was relocated to Beverly Hills by actor Norman Kerry after he and his wife purchased the house to avoid its demolition. The residence has retained most of its character-defining features and is known as the best example of high-style Craftsman architecture in the city.

On Sept. 8 the property owner filed a timely appeal for the decision, seeking council approval for a Historic Incentive Permit.

The property owner requested that the appeal hearing be scheduled for a date far enough in the future to provide them enough time to consider redesigning the project in such a way that waivers or deviations from the BHMC would not be required.

According to the staff report, the procedure for appeals of Planning Commission decisions to the City Council is a two-step

process. The matter is first placed on the council agenda for review of the evidence presented in the appeal petition. If the information and evidence in the appeal are the same as was presented to the Planning Commission, the council can set a public hearing to consider the appeal. However, if the appeal petition contains new information, the council can require that the Planning Commission rehear the matter.

City Council Discusses Eviction Moratorium

At the Oct. 26 meeting the City Council discussed ending the temporary eviction and rent increase moratoriums provided for in an urgency ordinance that was passed on March 16, 2020.

This ordinance, among other things, provided eviction protections for residential tenants. From time to time, the City

Council has adopted superseding ordinances, and the current ordinance related to moratoriums on residential evictions and rent increases.

The Ordinance imposes a moratorium on evictions for non-payment of rent by residential tenants who are substantially financially impacted by COVID-19, no-fault evictions, unless necessary for the health and safety of tenants, neighbors, or the landlord, other than based on illness

of the tenant or any other occupant of the residential unit, and annual rent increases during the local emergency.

Nothing in the Ordinance relieves the tenant of liability for the unpaid back rent, which the landlord may seek after the expiration of the local emergency, and requires that the tenant pay back the rent within one year of the expiration of the local emergency.

On July 15 the council requested that the Rent Stabilization Commission provide recommendations in regards to possible amendments for moratoriums. The Commission discussed possible amendments to the Ordinance at their Aug. 4 and Sept. 13 meetings.

The Commission considered and adopted a Resolution at their Oct. 6 meeting recommending to end the moratorium on eviction for non-payment at the same time as the statewide eviction protections end, ended on Sept. 30; to end the moratorium on annual rent increases at the same time the statewide eviction protections end, which also ended on Sept. 30; and tenants be required to pay back rent in full within one year of the end of the eviction moratoriums.

Councilmember John Mirisch was in favor of extending the ordinance. However, he was in favor of providing some support for landlords, especially smaller landlords.

"Landlords are a little bit like cholesterol. There are good landlords and there are bad landlords," Mirisch said.

In general, the council was in consensus to end the moratoriums in April. However, they were more concerned about

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briefs cont. from page 3

landlords raising rent on tenants.

“We can’t have an indefinite moratorium. I think we also can’t have a sudden change away from having a moratorium in place,” said Mayor Robert Wunderlich.

The Council will continue the discussion at a future meeting.

City Sues YouTube Video Creator

On Oct. 26 the City of Beverly Hills filed a lawsuit against a YouTube creator who allegedly held an unauthorized assembly in the form of a parade through the streets of Beverly Hills. The city is seeking \$200,000 for the cost of police and related administrative costs.

According to the complaint, Austin McBroom, who operates a YouTube channel, promoted a boxing event in May which sought to sell pay-per-view streams of the fight. The other defendants in the case include Sheeraz Hasan and his company Sheeraz, Inc.

The city is alleging that in order to promote the boxing match, McBroom conspired with the other defendants and hatched a scheme to hold an unauthorized assembly in the form of a parade through

the streets of Beverly Hills.

In order to hold a parade in Beverly Hills, an event organizer must request a permit and work closely with city staff to help ensure that any public safety concerns are addressed, along with the collection of permit fees and procurement of insurance providing liability coverage for the parade.



Austin McBroom

None of the defendants applied for or received any permit for this parade, according to the complaint.

The city became aware of the planned gathering through McBroom’s social media posts. The Beverly Hills Police Department (BHPD) knew this event would be a non-permitted parade event and subsequently formed a plan to ensure the safety of the public. This plan involved over 35 BHPD officers, seven Santa Monica Police Department officers, 13 armed guards, one airship, several administra-

tive personnel, and contingencies for more personnel to assist in the event of any mass bookings or arrests.

According to the complaint, the city alleges that McBroom posted a flyer on his Snapchat advertising a “YouTube Takeover Parade” on Saturday, May 29 at 4 p.m. at 347 North Rodeo Drive. In the flyer, McBroom implores his fans to “BE READY TO TAKE OVER THE STREETS.” Hasan also promoted the parade, through his company.

The complaint further alleges that on May 29 a mob of hundreds of people began to form around the 300 block of Rodeo Drive, and as crowds grew, McBroom and Hasan appeared and encouraged yelling, chanting, and disorder. It is also alleged that he actively encouraged those in the parade to unlawfully shut down Rodeo Drive and later bragged about this on social media.

BHPD executed its plan to declare an unlawful gathering and controlled the crowds using police officers in full riot gear. After the crowd dispersed, the city cleaned the streets of litter and debris left behind by the



“An Afternoon with Richard Carpenter”

The Wallis Ambassadors and Steinway Piano Gallery Hosted “An Afternoon with Richard Carpenter (right),” on Oct. 27 celebrating his new album and book, and feting The Wallis Ambassadors’ Founding Co-Chair Eunice David (left), who was named a lifetime trustee of The Wallis.



NOTICE OF PUBLIC HEARING

- DATE:** Thursday, November 18, 2021
- TIME:** 1:30 PM, or as soon thereafter as the matter may be heard
- LOCATION:** Meeting will be held via teleconference; details provided below
- PROJECT ADDRESS:** 317 North Beverly Drive (nearest cross street: Dayton Way)

The Planning Commission of the City of Beverly Hills, at its SPECIAL meeting on **Thursday, November 18, 2021**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:



A request for a Conditional Use Permit, Zone Text Amendment, Development Plan Review, and In Lieu Parking to allow the construction of a new three-story commercial building with an alternative parking facility for the property located at **317 North Beverly Drive**. The following entitlements have been requested in association with the project:

Conditional Use Permit. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-2730.4, a Conditional Use Permit is required to allow an alternative parking facility to meet the parking requirements set forth in the BHMC. An alternative parking facility is defined as “an off street parking facility in which vehicular storage is accomplished with mechanical parking lifts and/or automobile elevators that are operated by a valet or other driver.” The proposed project includes a parking carousel that would hold a maximum of 12 vehicles.

Zone Text Amendment. The project includes a request to amend certain sections of the BHMC related to alternative parking facilities. Generally, the amendments relate to the location of alternative parking facilities above grade, allowing for uses other than those providing a luxury service or product to utilize such an alternative parking facility, extending the pilot program to more than two applications for alternative parking facilities, and the definitions of height and floor area exemptions for alternative parking facilities. During the course of its review, the Planning Commission may recommend additional changes to alternative parking facility regulations.

Development Plan Review. Pursuant to BHMC §§10-3-3100 and -3107, a Development Plan Review is required to allow the construction of a new three-story commercial building. The building would contain approximately 14,343 square feet of

floor area and would be 45’-0” in height.

In Lieu Parking. The proposed three-story commercial building would require a total of 28 parking spaces to be provided through participation in the City’s In Lieu Parking Program. Pursuant to BHMC §10-3-3301, the project site is located within an in lieu parking district and is eligible for participation in the program.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) and a Class 32 Categorical Exemption (Infill Development Projects) in accordance with the requirements of Sections 15305 and 15332 of the state CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at **(888) 468-1195 (participant code 105093)** and/or offer comment through email at **commentPC@beverlyhills.org**. Public comment can be offered during the meeting by calling **(310) 285-1020** or by video via at **https://beverlyhills-org.zoom.us/my/bevpublic (passcode: 90210)**. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners’ packet, it must be received no later than eight (8) calendar days before the date of the Hearing.

Public comment can be offered during the meeting by calling **(310) 285-1020**. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission’s discretion. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

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

If there are any questions regarding this notice, please contact **Alvaro Gomez, AICP, Assistant Planner**, in the Planning Division at **(310) 285-1142**, or by email at **agomez@beverlyhills.org**. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Alvaro Gomez, AICP, Assistant Planner

Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

gathering, according to the complaint.

It was unclear as of press time who is representing McBroom.

City Council Denies Request for Use of City Shield

At their Tuesday study session the City Council denied a request for use of the city shield for a branded Beverly Hills Wine Collection by Greg Norman Estates and were not in favor of adding the category of alcohol to the list of prohibited licensing partnerships for the city shield.

The city receives inquiries from businesses and individuals who are looking to use the shield on merchandise and requests are referred to the branding and licensing consultant, CMG Worldwide. The city has contracted with CMG Worldwide since 2013.

Greg Norman Estates is a collection of eight varietals sourced from vineyards located in California, Australia, and New Zealand, and is distributed throughout North America, Japan, China, Taiwan, South Korea, Hong Kong, and Vietnam is slated to come online in 2022.

Greg Norman Estates proposed the creation of the Beverly Hills Wine Company (BHW) that would include a branded wine collection to be distributed globally. The BHW would locally showcase and sell its wines within the city through a partnership affiliation with The Crescent Hotel located at 403 North Crescent Drive.

The shield standards for use include a statement that “under no circumstances will licensing of the shield be considered for any uses associated with pornography, drugs, tobacco or explicit violence.” Alcohol branding is not mentioned in the current standards.

At the Aug 11 Branding and Licensing Committee meeting, the Liaisons recommended the City Council consider updating the Standards of Use statement to include the prohibition of the licensing of the shield for alcohol.

However, the majority of the council was not in favor of adding alcohol to the restricted category, specifically wine, because they did not believe it should be included in the same category as violence and pornography.

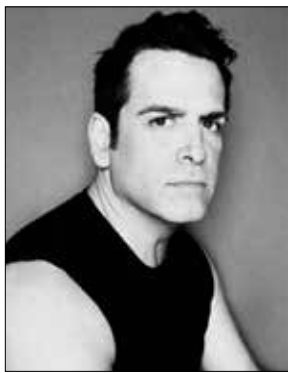
City Council Approves Installation of Temporary Art Exhibit

At their Tuesday meeting the City Council approved the installation of a temporary art exhibit at 445 North Cañon Drive.

At the Oct. 21 Next Beverly Hills Committee meeting, the committee recommended the use of the vacant space at 445 North Cañon Drive to install a temporary pop-up art exhibit for one month as part of the Visions of the Future art initiative.

Visions of the Future is a collaboration between the Arts and Culture Commission, the Human Relations Commission, and the Next Beverly Hills Committee under the Embrace and Celebrate Culture Initiative.

The council also authorized the city manager to execute the art loan agreement with Kevin Hees for the temporary pop-up art exhibit and waived the special



Kevin Hees

event permit fees.

According to the staff report Hees “incorporates spirituality, geometry and symbolism to create colorful paintings, which contain positive messages.”

He also “uses primary shapes, such as circles and lines, to represent the circular perfection of the physical and spiritual universe.”

Although the outdoor patio area of this location is currently used as seating for Wally’s, the exhibit can be viewed by the public from the sidewalk.

The exhibit will run for one month, with an option to extend the viewing period for the artwork, if the location remains vacant. The art can be removed with short notice if the space is leased to a tenant.

City Council Approves Contract for Roxbury Park Playground Safety Surface Replacement

At their Oct. 26 meeting the City Council approved a contract to Robertson Industries Inc., for the Roxbury Park Playground Safety Surface Replacement project in the amount of \$236,860, as well as a construction contingency in the amount of \$23,686.

According to the staff report, the Roxbury Park playground is heavily used and safety surfaces are showing excessive wear. The city believes replacement of safety surfacing is warranted in order to maintain a safe, high-quality playing surface and stay in compliance with playground safety standards.

The current Roxbury Park playground safety surfacing was installed in 2015, as part of the Roxbury Park Playground Renovation project. The Playground was certified by the International Play Equipment Manufacturers Association (IPEMA). Playground surfaces are excessively worn due to very high usage. City staff initially considered re-topping the existing safety surfaces in order to improve the condition of the surfaces; however, the required topping was determined to be thicker than normal toppings and the added thickness would have resulted in several pieces of the play equipment being non-compliant requiring complete removal or adjustments of height.

The replacement of the playground safety surfacing is believed to be the cheaper solution while also maintaining the Playground in its original play equipment.

Marathon to Close Streets

The 36th Annual Los Angeles Marathon, presented by ASICS, will take place Sunday, Nov. 7. Athletes will race through the streets of Beverly Hills for miles 16 and 17 before ending at this year’s new finish line on the Avenue of the Stars in Century City.

This is the first time the race will end in Century City.

“We are thrilled to welcome the LA Marathon back to Beverly Hills. We hope our iconic streets inspire and bring a spring to the steps of the runners as they enter the final third of the race,” Mayor Robert Wunderlich said.”

Proceeds from this year’s race will go toward The McCourt Foundation, an organization dedicated to enhancing the lives of patients and families affected by health-challenges within the neurology community and beyond.

Major road closures and parking restrictions on Sunday will be in effect from 5 a.m. to 1 p.m. and include: Doheny Drive closed from North Santa Monica Boulevard to Burton Way; Burton Way closed from Doheny Drive to South Santa Monica Boulevard; South Santa Monica Boulevard closed from Rexford Drive to Rodeo Drive; Rodeo Drive closed from South Santa Monica Boulevard to Wilshire Boulevard; Wilshire Boulevard closed from Rodeo Drive to South Santa Monica Boulevard; and South Santa Monica Boulevard closed from Wilshire Boulevard to Moreno Drive.

There will be a detour in effect on the western border of Beverly Hills, at Wilshire Boulevard and North Santa Monica Boulevard, as well as at Moreno Drive and South Santa Monica Boulevard until 5 p.m.

Access to all local businesses will be maintained.

Police and message boards will direct vehicles around the marathon route. Wider closures for the route will be in effect from as early as 3 a.m. until 5 p.m.

On the day of the marathon, from 5 a.m. to 1 p.m., questions regarding Beverly Hills street closures can be directed to the city hotline at (310) 550-4680.

Planning Commission Approves In Lieu Parking Request

At their Oct. 28 meeting, the Planning Commission approved a request to provide five parking spaces through participation in the In Lieu Parking Program to meet parking requirements for an addition to an existing commercial building located at 420 North Rodeo Drive.



420 North Rodeo Drive

The project will involve an addition to the rear of the commercial building that currently is about 4,900 square feet and the proposed addition is approximately



Tour de Summer Camps

On Oct. 31, Mayor Robert Wunderlich (left) and his wife Andrea Spatz (right) cycled in the 9th annual Tour de Summer Camps sponsored by the LA Jewish Federation. The event raises money for camperships so over 1,000 kids can attend one of the SoCal Jewish sleep away camps. Wunderlich cycled a metric century, which is 62 miles.

1,275 square feet, resulting in a total floor area of 6,175 square feet.

The addition requires four in lieu parking spaces based on a required parking ratio of one parking space per 350 square feet. One in lieu parking space is required to offset the loss of an existing on-site parking space to accommodate an accessible parking space required as part of the project, resulting in a total of five in lieu parking spaces.

The project also requires participation in the In Lieu Parking program to allow parking spaces to be provided through the payment of In Lieu parking fees.

Board Approves Parent Representatives to Tri-City Community Advisory Committee

At the Oct. 26 Board of Education meeting the Board approved the appointment of two parents as representatives to the Tri-City SELPA Community Advisory Committee (CAC).

Marty Cramer, whose term ends in June of 2023, and Johanna Appel, whose term ends in June of 2024 were both appointed.

The CAC is composed of educators, parents, and community members who are concerned with the needs of individuals with exceptional needs.

The CAC advises the Superintendents’ Council and the special education local plan area (SELPA) regarding the development, amendment, and review of the SELPA Local Plan.

They will also recommend annual priorities that need to be addressed by the plan and assist in parent education and in recruiting parents who may contribute to the implementation of the plan.

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briefs cont. from page 5

The committee also encourages community involvement in the development of the local plan and support activities on behalf of individuals with exceptional needs, as well as assist in parent awareness of the importance of regular school attendance.

Each Local Plan Area in California is mandated to establish a Community Advisory Committee.

'First Thursdays' to Take Place Tonight

The second 'First Thursday' will launch tonight from 5 p.m. to 9 p.m.

First Thursdays' will take place the first Thursday of each month from 5 p.m. to 9 p.m. Participating businesses will offer incentives such as complimentary items, discounted goods or services, extended Happy Hours or specialty menus.

The City's Trolley will run continuously on 'First Thursdays' evenings on a 40 minute curated route, with various stops throughout.

The following restaurants will participate in this month's 'First Thursdays': Xi'an, Mirame, Porta Via, Tatel, Total Body Nutrition, and The Maybourne Beverly Hills.

Additional participants include: Caffe Roma, Il Tramezzino, Cantina Frida, Chin Chin, and Cottoniere.

Beverly Hills Kicks Off Holiday Season

On Tuesday, Nov. 2 the city announced details for the holiday season. The season kicks off with the annual Rodeo Drive

Holiday Lighting Celebration, an evening of performances and entertainment on Nov. 18 from 5-8 p.m.

The three-block stretch of Rodeo Drive will be activated with three outdoor performance areas, including a live performance from Richard Curtis's holiday movie, *Love Actually* by a cast performing on the occasion of *Love Actually LIVE*, the musical celebration taking place at The Wallis; The Noelles, an all-female cappella quintet with 60s style; a performance by 18-year old Gabriella Valdes, better known as Vella, whose latest release "Blue" features Macy Gray; the award-winning Skating Aratas, who will perform for visitors on the sidewalk with their roller-skating; and a balancing act by America's Got Talent winners Christian and Scooby, in which Christian Stoinev spotlights his acrobatic chihuahua.

Throughout the evening, as towering Christmas Tree Girls and oversized bicycles pass by, people can snap a photo with the Ice Queen and catch stilt performers.

The décor and entertainment will be available free of charge to attendees, and food and wine will be available for purchase at the event. Santa Claus will also make an appearance on a vintage 1920s Beverly Hills fire truck.

"We need to be together again and celebrate with each other. The holidays are the perfect time to share our gratitude for those who have got us through challenging times, and thanks to our Holiday Helpers, everyone will be welcomed to a sparkling evening of outdoor entertainment and be among the first to see our holiday lights," said President of the Rodeo Drive Com-

mittee, Kathy Gohari.

For those that are not able to attend in person, you can watch the final hour of performances including Santa's arrival and the fireworks from 7 p.m. – 8 p.m. at www.beverlyhills.org/live or on Cable TV Channel 10 for those within the limits of Beverly Hills.

"We are thrilled to welcome visitors and residents back to our holiday celebration that we missed last year due to the pandemic. We've been anxiously waiting for our festivities to return and for families to once again enjoy the holiday season that is truly magical in Beverly Hills," said Mayor Robert Wunderlich.

Britweek's Luxury Car Rally Returns

BritWeek, Los Angeles' annual celebration of British culture and innovation will take place on Sunday, Nov. 14 where 75 British automobiles will parade through the streets of Los Angeles and Beverly Hills.

The event will be co-hosted by the Petersen Automotive Museum, celebrity car collector and artist Magnus Walker, and the City of Beverly Hills.

Select cars scheduled to appear include Steve McQueen's 1956 Jaguar XKSS, one of only two 1947 Rolls Royce Inskips ever handmade, 1948 Bentley MK VI Mallalieu Mercia Roadster, an original 1962 Lotus 7, and a 2005 TVR Sagaris, the only one in the U.S.

"We're looking forward to bringing together car enthusiasts of all backgrounds for this thrilling occasion. The UK has a long history of thriving in the automotive industry, so it's a great experience to share our finest offerings with thousands of So-Cal residents," said chairman of BritWeek Nigel Daly OBE.

The gathering is free and begins with a British-themed breakfast on the Petersen Museum's rooftop, where the public is invited to view the cars as they compete for the "Petersen Perfection," "Best in Show," "Hammertime Excellence" and "Outlaw" awards.

The rally will begin afterward on a route to the Wallis Annenberg Center for the Performing Arts, where the cars will be on display in front of City Hall. There will also be other on-site activities.

"We're excited to partner with BritWeek, Magnus Walker and the city of Beverly Hills in this showcase. It's not often this assembly of cars comes together, so we encourage everyone to start their holiday season a few weeks early and treat themselves to a fun time," said executive director of the Petersen Automotive Museum Terry L. Karges Sr.

The rally is sponsored by Richard Mille, The Maybourne Beverly Hills Hotel, HSBC Bank, Britbox, O'Gara Coach Beverly Hills, and the Wallis Annenberg

Center for the Performing Arts.

Visit www.beverlyhills.org/britweek for more information.

Beverly High Presents The Great Gatsby

The Norman Performance Company of Beverly Hills High School presents *The Great Gatsby* at The Matrix Theater, located at 7657 Melrose Ave in Los Angeles.



(L-R): Standing; Julien Collet, Taylor Fuchs, Eli Okum, and Ryan Hodor. Seated; Naomi Mayzels and Emma Maurer.

Performances will take place on Saturday Nov. 6 at 2 p.m. and 7 p.m., Friday Nov. 12 at 7 p.m., Saturday Nov. 13 at 7 p.m. and Sunday Nov. 14 at 2 p.m.

Tickets are \$10 for admission, \$5 for students with a Go card. Visit www.bhhs.bhusd.org to purchase tickets or purchase tickets at the door.

Proof of vaccination is required for admittance into the theater.

Love Actually to Perform at The Wallis

LOVE ACTUALLY LIVE, the multimedia concert celebration of the holiday film from Universal Pictures/Working Title, is back with performances from Saturday, Nov. 27 to Friday, Dec. 31.

LOVE ACTUALLY LIVE is the biggest hit in The Wallis' history.

During its previous runs in 2018 and 2019, around 30,000 people attended the performance. Scenes displayed on screens that travel throughout the set share the stage with a cast of singers and



Rex Smith

live orchestra as they reimagine the film's soundtrack including, "Christmas is All Around," "Trouble with Love," and Joni Mitchell's "Both Sides Now." Recording artist Rex Smith also returns in the role of Billy Mack.

"In returning once again to our Bram Goldsmith stage, LOVE ACTUALLY



Beverly Hills Rent Stabilization 2021 Workshops and Trainings

These workshops are intended for landlords, property managers, renters, or anyone who assists in property management. They explain landlord and tenant rights and responsibilities under the Rent Stabilization Ordinance. They are also useful for anyone contemplating buying or selling rental property in the City of Beverly Hills.

NOVEMBER 10, 2021 | RSO BASICS AND UPDATES

6:00 – 7:30 PM

Location: Zoom Meeting

<https://us06web.zoom.us/j/83592202246?pwd=SjFKNUERUDNvQk6NmXmeWRJSnhxZz09>

Meeting ID: 835 9220 2246

Passcode: 612206

DECEMBER 8, 2021 | 2022 REGISTRATION

6:00 – 7:30 PM

Location: Zoom Meeting

<https://us06web.zoom.us/j/83368238147?pwd=Qk9MMWU3cWFFbjZ2TmRvQVF3QkFldz09>

Meeting ID: 833 6823 8147

Passcode: 536356

Meeting will also be televised on BHTV Channel 10, and can be streamed online at www.beverlyhills.org/watchlive

For more information about the program: www.beverlyhills.org/bhrent

Email: bhrent@beverlyhills.org • Tel. 310-285-1031

In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Clerk's Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk's Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

LIVE provides the opportunity to celebrate together, in person, with the people we love in a year when it's needed the most. It is always a pleasure to collaborate with our For The Record family, and I'm grateful for the possibility to be sharing this very unique experience with Los Angeles audiences once again," Artistic Director Paul Crewes said.

LOVE ACTUALLY LIVE is directed

by Anderson Davis, with musical supervision and arrangements by Jesse Vargas, vocal design by Tony Award nominee AnnMarie Milazzo, musical staging by Sumie Maeda, scenic design by Emmy Award winner Matthew Steinbrenner, lighting design by Michael Berger, sound design by Ben Soldate, costume design by Steve Mazurek, video design by Aaron Rhyne, casting by Stewart/Whitley and co-pro-

duced by Shane Scheel and the Wallis Anenberg Center for Performing Arts.

To purchase tickets visit TheWallis.org/Love.

"Good People" Postponed

The play "Good People" has been postponed to Dec. 8 due to extensive repairs required to the theatre's stage and electrical system because of a recent flooding

incident in the building.

The new dates will be from Dec. 8, - Jan. 9 at Theatre 40.

Visit <https://theatre40.org/> for more information.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Quarterback Runs For Touchdown in Loss to Hawthorne

By Steven Herbert

Senior quarterback Will Harris ran 7 yards for a second-quarter touchdown as Beverly High ended a three-game scoreless streak in a 43-8 loss to Hawthorne in an Ocean League football game at Nickoll Field Oct. 22.

Freshman Cameron Park ran for the 2-point conversion for the Normans (1-8, 0-4 in league play.)

Beverly Hills trailed 8-0 at the end of the first quarter, 20-8 at halftime and 34-8 entering the fourth quarter in its homecoming game.

"We really, really played well the first half," Normans coach Marquis Bowling said. "You saw a team that was definitely in the game and definitely saw some potential, something you can build on."

Beverly Hills drove to the Cougars' 4-yard line in the third quarter but lost a fumble "that killed the momentum," Bowling said.

The Normans are making progress, "but it just doesn't come out in the final score," Bowling said.

Against Hawthorne, "we ran the ball

really well, completed passes, our protection stood up," Bowling said.

"I think we did a really good job because things we've struggled with a lot this year - protection and passing - and we did those things in that game," Bowling said. "We executed on a fairly good level, especially considering where we came from."

Park ran for a team-high 63 yards on 13 carries in place of Beverly Hills' leading rusher, Dan Menache who missed the game after separating a shoulder in the 51-0 loss to Leuzinger Oct. 15.

Harris completed four of seven passes for 69 yards, including a 29-yard pass to Connor Saul, before being sidelined with a concussion at the beginning of the fourth quarter.

Harris was replaced by freshman Matthew Recupero, who completed two of three passes for 11 yards.

The Cougars utilize the run-oriented triple-option offense so Bowling said before the game he made stopping the run his team's top priority.

"I think we did a fantastic job" stopping Hawthorne's running game, Bowling said. The Cougars (4-4, 3-1) ran for 126 yards on 24 carries, including a 25-yard run by quarterback Jonathan Aguilar and a 16-yard run by freshman Adrian Reyes.

Sophomore strong safety Connor McGee "played really, really well" with an interception, two pass break-ups and three tackles, Bowling said.

"He was all over the field and he was fantastic," Bowling said.

Harris and defensive backs Arian Naim and Peter Lojdi also drew praise from Bowling.

Mimi Kessler "perfectly executed" two onside kicks, the third and fourth times in the season the Normans recovered an onside kickoff, Bowling said.

Professional Basketball

Former Beverly High standout Ron Artest III scored four points, pulled down four rebounds and had two assists for the Sioux Falls Skyforce in their 104-90 victory over G League Ignite in an NBA G League preseason game Sunday in Sioux Falls, South Dakota.

Artest's 18 minutes, seven seconds of play was the sixth-most among the Skyforce.

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.

NAVASARDYAN, HAKOB, 44, arrested on 10/26/21 for civil rights: interfere with, property damage or speech.

FERENCZ, IRA, MATTHEW, 39, arrested on 10/26/21 for battery- use of force or violence upon another person.

ORFAN, GEORGE, 51, arrested on 10/27/21 for having an outside felony warrant.

DELEON, JOHN, 47, arrested on 20/27/21 for trespassing of real property, and having an outside misdemeanor war-

arrests cont. on page 9

detention&arrestsummary

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

MORALES RENDON, JULIO, 40, arrested on 10/24/21 for driving under the influence of alcohol.

BAILEY, JOHN, BRENDAN, 45, arrested on 10/24/21 for theft or driving of vehicle, possession of a controlled substance, possession of meth/etc, and other felony not listed.

GARCIA, JESSE, 56, arrested on 10/24/21 for unlawful display of evidence of registration.

PARLIN, JASON, A, 42, arrested on 10/25/21 for scavenging through city trash.

BARNES, COURTNEY, DESHUN, 30, arrested on 10/25/21 for grand theft.

STERN, NATHAN, PETER, 37, arrested on 10/25/21 for possession of drug paraphernalia, possession, purchase, or use of a stun gun by a felon, burglary- from auto, possession of burglary tools, and other misdemeanor not listed.

COLIN, JEREMY, MICAH, 44, arrested on 10/26/21 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, and rollerskating on the sidewalk.

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Bob's **BASEBALL** Tours

Texas Tour ▶ Home games for the Houston Astros and Texas Rangers. Tour begins in Dallas/Fort Worth and ends in Houston.
 April 16-19, 2022

West Coast Tour ▶ Home games for Arizona, San Diego, Los Angeles (Dodgers & Angels), San Francisco, Oakland and Seattle. Tour begins in Phoenix and ends in Seattle.
 June 17-28, 2022

Field of Dreams Tour ▶ Home games for Chicago (Cubs/White Sox), Brewers and Twins. Also a visit to the Field of Dreams movie site. Tour begins/ends in Minnesota.
 August 15-21, 2022

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-Kenny H

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coverstory

BOARD MEMBERS INTERVIEW APPLICANTS FOR VACANCY

Board Expected to Make Selection Next Tuesday

By Danielle Berjikian



Judy Friedman



Judy Manouchehri



Gabriel Halimi



Michal Amir-Salkin



Robert Myers



Aaron Reitman



Brigitte Lifson



At their Tuesday special Board Meeting, the Board of Education interviewed the seven applicants seeking to fill the vacant seat.

A selection has not yet been made and no other information can be reported because the meeting was not available as of press time.

BHUSD Director of Public Relations Rebecca Starkins said there was a glitch and KBEV was working on fixing the problem.

The Board is expected to make a selection at their Tuesday, Nov. 9 meeting.

arrests cont. from page 7

rant.
PEREZ, ROBERT, CARLOS, 34, arrested on 10/28/21 for possession of drug paraphernalia, trespassing of real property, and having an outside misdemeanor warrant.

TERSKICH, ANGELIKA, 42, arrested on 10/28/21 for having an outside felony warrant.

THOMAS, ZACHARY, JOSEPH, 29, arrested on 10/28/21 for robbery, threats to commit crimes resulting in death or great bodily injury.

ELLIOT, BRYSEN, ANDREW, 20, arrested on 10/27/21 for grand theft.

RIMA, ADRIAN, 32, arrested on 10/30/21 for having a loaded firearm in public or vehicle, and brandishing or exhibiting a firearm in a threatening, rude or angry manner.

BLACKWELL, MERCEDES, CHRISTINA, 27, arrested on 10/30/21 for driving while license is suspended, and getting credit using another person's ID.

HUDSON, TERVANTHY, ANTWYONE, 30, arrested on 10/30/21 for possession of a controlled substance.

Beverly Hills Weekly

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Public Notices

310-887-0788

Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2021207703. The following person(s) is/are doing business as: A.S. TRANSPORTATION. 6233 OAKDALE AVE WOODLAND HILLS CA 91367. ARMIN STEPANYAN, 6233 OAKDALE AVE WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/21. Signed: ARMIN STEPANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,284

FICTITIOUS BUSINESS NAME STATEMENT: 2021207705. The following person(s) is/are doing business as: TOROSYAN GROUP. 6662 JULIE LN WEST HILLS CA 91307. HAKOB TOROSYAN, 6662 JULIE LN WEST HILLS CA 91307. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2019. Signed: HAKOB TOROSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,285

FICTITIOUS BUSINESS NAME STATEMENT: 2021207701. The following person(s) is/are doing business as: KC MECHANICALS. 1571 57TH ST W ROSAMOND CA 93560. ZAVEN HAKOBYAN, 6255 WOODMAN AVE APT 206 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ZAVEN HAKOBYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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

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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,286

FICTITIOUS BUSINESS NAME STATEMENT: 2021218234. The following person(s) is/are doing business as: GOLD STAR REMODELING GROUP. 865 Comstock #4A, Los Angeles, CA 90024. TRADE UP AND AWAY LLC. 865 Comstock #4A, Los Angeles, CA 90024. 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: N/A. Signed: Michael Monempour, President. This statement is filed with the County Clerk of Los Angeles County on: 10/5/21. 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 Code.) Published: 10/14/21, 10/21/21, 10/28/21, 11/4/21 113

FICTITIOUS BUSINESS NAME STATEMENT: 2021209706. The following person(s) is/are doing business as: A & V BUSINESS SERVICES. 6741 VAN NUYS BLVD SUITE 204 VAN NUYS CA 91405. P.O. BOX 403 VAN NUYS CA/LA 91408. ARACELI NUNEZ, 750 NORTH BRAND BLVD SAN FERNANDO CA 91340. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2021. Signed: ARACELI NUNEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,280

FICTITIOUS BUSINESS NAME STATEMENT: 2021212791. The following person(s) is/are doing business as: THE CRAFTY COUNSELORS. 19544 PARTHENIA ST NORTHRIDGE CA 91324. GRACE JS INC. 19544 PARTHENIA ST NORTHRIDGE CA 91324. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: FELIPE RAFAEL HERRERA VIELMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/25/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,281

FICTITIOUS BUSINESS NAME STATEMENT: 2021214480. The following person(s) is/are doing business as: HORNIGANZ. 4500 PARK GRANADA, 228 CALABASAS CA 91302. BERAJA AND ASSOCIATES, INC. 4500 PARK GRANADA 228 CALABASAS CA 91302. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: NORA BERAJA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,282

FICTITIOUS BUSINESS NAME STATEMENT: 2021213729. The following person(s) is/are doing business as: FC WHOLESALE. 715 E 8TH STREET UNIT 23 LOS ANGELES CA 90021. 6621 BONSALE AVENUE LOS ANGELES CA 90044. FERNANDO CARRENO SANCHEZ, 6621 BONSALE AVENUE LOS ANGELES CA 90044. 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: FERNANDO CARRENO SANCHEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/28/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/04/2021 TBS 6,283

FICTITIOUS BUSINESS NAME STATEMENT: 2021203491

The following person(s) is/are doing business as: PEGUEROS DELIVERY, 128 1/2 S. 6TH ST, MONTEBELLO, CA 90640. VICTOR IBARRA, 128 1/2 S. 6TH ST MONTEBELLO CA 90640. 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: VICTOR IBARRA. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47656

FICTITIOUS BUSINESS NAME STATEMENT: 2021203494

The following person(s) is/are doing business as: POWER EXTREME PLUMBING, 4731 BELL AVE, BELL, CA 90201. PEDRO ISLAS MEJIA, 4731 BELL AVE BELL CA 90201. 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: PEDRO ISLAS MEJIA. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47655

FICTITIOUS BUSINESS NAME STATEMENT: 2021203807

The following person(s) is/are doing business as: HACIENDA BEER & WINE, 15906 GALE AVE, HACIENDA HEIGHTS, CA 91745. NADER G. MIKHAIL, 15906 GALE AVE HACIENDA HEIGHTS CA 91745. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/18. Signed: NADER G. MIKHAIL. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47649

FICTITIOUS BUSINESS NAME STATEMENT: 2021203871

The following person(s) is/are doing business as: ProAir Systems, 752 W Dryden St #201, Glendale, CA 91202. Raymond Ghoulouian, 752 W Dryden St #201 Glendale CA 91202. 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: Raymond Ghoulouian. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47654

FICTITIOUS BUSINESS NAME STATEMENT: 2021203914

The following person(s) is/are doing business as: ALL CITY HEATING & AIR, 18000 STUDEBAKER RD SUITE 700, CERRITOS, CA 90703. JAMES CARTON III, 18000 STUDEBAKER RD SUITE 700 CERRITOS CA 90703. 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: JAMES CARTON III. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47650

FICTITIOUS BUSINESS NAME STATEMENT: 2021203925

The following person(s) is/are doing business as: THALICIOUS COMMERCE, 4838 EASTERN AVE., Commerce, CA 90040. TLICIOUS789 LLC, 4838 EASTERN AVE. Commerce CA 90040. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed: SAMNANG YIN. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47661

FICTITIOUS BUSINESS NAME STATEMENT: 2021203941

The following person(s) is/are doing business as: DAILY DISCOUNTS, 8513 CORD AVE, PICO RIVERA, CA 90660. ARTURO NAVA, 8513 CORD AVE PICO RIVERA CA 90660. 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: ARTURO NAVA. 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: 9/13/2021.



BEVERLY HILLS FARMERS' MARKET

CLOSED NOVEMBER 7, 2021 DUE TO THE LA MARATHON



Beverly Hills Farmers' Market
Sundays - 9 a.m. to 1 p.m.

FOR MORE INFORMATION,
WWW.BEVERLYHILLS.ORG/FARMERS' MARKET
OR CALL (310) 285-6830.

CONNECT WITH US ON SOCIAL MEDIA



@BeverlyHillsFarmersMarket



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

- 213.922.6934
- purplelineext@metro.net
- metro.net/purple
- @purplelineext
- purplelineext



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BritWeek CAR RALLY

November 14, 2021

10 a.m. - 11 a.m.

Car Show: 11a.m. - 1 p.m.

LEGEND

- BritWeek Car Rally Route
- Road Closed
- Sponsor Booths
- City Hall
- Car Show

The Petersen Automotive Museum and the City of Beverly Hills will host the annual luxury car rally that begins at The Petersen Museum and winds through the most iconic streets in Beverly Hills beginning at 10 a.m. and ending at 11 a.m. After the rally, select cars will be on display in front of Beverly Hills City Hall on Crescent Drive from 11 a.m. - 1 p.m.

Wallis Annenberg
Center for the
Performing Arts

PETERSEN
AUTOMOTIVE MUSEUM

MAYBOURNE
HOTEL GROUP

RICHARD MILLE

HSBC
Bank

THE LAB MAG
by the laboratory arts collective

O'GARA
BEVERLY HILLS



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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47660

FICTITIOUS BUSINESS NAME STATEMENT: 2021203957
The following person(s) is/are doing business as: Pro Renovations, 9348 OAK STREET, BELLFLOWER, CA 90706. PRO STARZ, 9348 OAK STREET BELLFLOWER CA 90706. 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 TAVS. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47657

FICTITIOUS BUSINESS NAME STATEMENT: 2021203979
The following person(s) is/are doing business as: PACIFIC PROSTHETICS & ORTHOTICS, PACIFIC PROSTHETICS & ORTHOTICS, 454 N. CRAIG AVE., PASADENA, CA 91107. TIMOTHY D. BULGARRELLI, 454 N. CRAIG AVE. PASADENA CA 91107. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/16. Signed TIMOTHY D. BULGARRELLI. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47663

FICTITIOUS BUSINESS NAME STATEMENT: 2021203993
The following person(s) is/are doing business as: FAST N EASY AUTO REGISTRATION, 8221 3RD ST #305, DOWNEY, CA 90241. KHURRAM IQBAL MANDA, 8221 3RD ST #305 DOWNEY CA 90241. 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 KHURRAM IQBAL MANDA. 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: 9/13/2021. 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: 10/14/2021, 10/21/2021, 10/28/2021, 11/4/2021 NIN 47652

Monica Patricia Smith
21629 Deputy Jake Dr
Santa Clarita, CA 91321
Case Number: 21CHCP00289
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Monica Patricia Smith
TO ALL INTERESTED PERSONS
Petitioner: Monica Patricia Smith
Present name: Monica Patricia Smith
Proposed name: Monica Palma Smith
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: 1/19/22 Time: 8:30a Dept: F47 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: 8/9/21 Signed: David B. Gelfound, Judge of the Superior Court
Published: 10/21/21, 10/28/21, 11/4/21, 11/11/21 115
Oshvea, Alena Yevgenyevna
4363 W Sarah St
Burbank, CA 91505
Case Number: 21BBCP00345
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
300 E Courthouse
Burbank, CA 91505
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Oshve Simon Artemovish, a minor by and through his Guardians ad litem, Oshvea, Alena, Yevgenyevna and Oshve, Artem Igorevich
TO ALL INTERESTED PERSONS
Petitioner: Oshve Simon Artemovish, a minor by and through his Guardians ad litem, Oshvea, Alena, Yevgenyevna and Oshve Artem Igorevich
Present name: Oshve Simon Artemovish
Proposed name: Simon Oshve
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: 12/17/21 Time: 8:30a Dept: NCB-A 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: 10/12/21 Signed: Darrell Mavis, Judge of the Superior Court
Published: 10/21/21, 10/28/21, 11/4/21, 11/11/21 116
Danilela Munoz
790 W Oliver St
San Pedro, CA 90731
Case Number: 21LBCP00301
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia
Long Beach, CA 90802
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Alani Aleeah Gorostiza
TO ALL INTERESTED PERSONS
Petitioner: Alani Aleeah Gorostiza
Present name: Alani Aleeah Gorostiza
Proposed name: Alani Aleeah Munoz
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: 11/5/21 Time: 8:30a Dept: 27 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: 9/21/21 Signed: Mark C. Kim, Judge of the Superior Court
Published: 10/21/21, 10/28/21, 11/4/21, 11/11/21 117
Juan C. Pulido
1852 W 38th Pl
Los Angeles, CA 90062
Case Number: 21STCP03218
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N Hill St
Los Angeles, CA 90012
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Juan C. Pulido
TO ALL INTERESTED PERSONS
Petitioner: Juan C. Pulido
Present name: Juan C. Pulido
Proposed name: Juan C. Cota
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: 11/15/21 Time: 9:30a Dept: 26 Rm: 316
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: 9/24/21 Signed: Elaine Lu, Judge of the Superior Court
Published: 10/21/21, 10/28/21, 11/4/21, 11/11/21 118
FICTITIOUS BUSINESS NAME STATEMENT: 2021209747. The following person(s) is/are doing business as: ADVANCED WOUND CARE + AESTHETICS, 11865 FIRESTONE BLVD NORWALK CA 90650. ADVANCED WOUND CARE + AESTHETICS, 11865 FIRE-

STONE BLVD NORWALK CA 90650. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: CHRISTINE MAC, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2021. 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 6,287

FICTITIOUS BUSINESS NAME STATEMENT: 2021214753. The following person(s) is/are doing business as: LA INVESTMENT PROPERTIES, 4085 ALLA RD LOS ANGELES CA 90066. JOHN DEGIACOMI, 4085 ALLA RD LOS ANGELES CA 90066. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/20/17. Signed: JOHN DEGIACOMI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/29/2021. 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 6,288

FICTITIOUS BUSINESS NAME STATEMENT: 2021221850. The following person(s) is/are doing business as: CREATIVEPLAYLA, 6310 W 5TH ST LOS ANGELES CA 90048. ANNA LOUISE REYNER, 6310 W 5TH ST LOS ANGELES CA 90048. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/20. Signed: ANNA LOUISE REYNER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2021. 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 6,289

FICTITIOUS BUSINESS NAME STATEMENT: 2021222852. The following person(s) is/are doing business as: BR & COMPANY, 27001 AGOURA RD SUITE 150 CALABASAS CA 91301. MORRIE W REIFF, 25906 RICHMOND COURT CALABASAS CA 91302. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/19/90. Signed: MORRIE W REIFF, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/21/2021. 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 6,290

FICTITIOUS BUSINESS NAME STATEMENT: 2021223417. The following person(s) is/are doing business as: SKATE FUNCTION MOBILE, 1225 MEADOW VIEW LN UNIT 7 LANCASTER CA 93534. EMDUB ENTERPRISES LLC, 1225 MEADOW VIEW LN UNIT 7 LANCASTER CA 93534. 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: N/A. Signed: MICHELE WATLEY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 10/13/2021. 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 6,291

FICTITIOUS BUSINESS NAME STATEMENT: 2021210748. The following person(s) is/are doing business as: HARMONY FAMILY CARE CLINIC, HARMONY FAMILY DIABETES CLINIC, 9523 LUBAO AVE CHATSWORTH CA 91311. CHINYERE MAUREN NDJ, 9523 LUBAO AVE CHATSWORTH CA 91311. 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: CHINYERE MAUREN NDJ, 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: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6,292

FICTITIOUS BUSINESS NAME STATEMENT: 2021217826. The following person(s) is/are doing business as: ASAP DRAIN GUVS & PLUMBING, 1608 YEAGER AVE LA VERNE CA 91750. ANDERSEN COMMERCIAL PLUMBING LLC, 1608 YEAGER AVE LA VERNE CA 91750. 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: 07/20/21. Signed: DUANE KERR, CFO. This statement is filed with the County Clerk of Los Angeles County on: 10/05/2021. 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 6,293

FICTITIOUS BUSINESS NAME STATEMENT: 2021207703. The following person(s) is/are doing business as: A.S. TRANSPORTATION, 6233 OKDALE AVE WOODLAND HILLS CA 91367. ARMEN STEPANYAN, 6233 OKDALE AVE WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/06/2021. Signed: ARMEN STEPANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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 6,294

FICTITIOUS BUSINESS NAME STATEMENT: 2021207705. The following person(s) is/are doing business as: TOROSYAN GROUP, 6662 JULIE LN WEST HILLS CA 91307. HAKOB TOROSYAN, 6662 JULIE LN WEST HILLS CA 91307. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/20/19. Signed: HAKOB TOROSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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 6,295

FICTITIOUS BUSINESS NAME STATEMENT: 202121640. The following person(s) is/are doing business as: ALL DIAMOND LIMO, 7913 WILBUR AVENUE RESEDA CA 91335. HOVHANNES URFALYAN, 7913 WILBUR AVENUE 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: 04/20/17. Signed: HOVHANNES URFALYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/23/2021. 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) Published: 10/21/2021, 10/28/2021, 11/04/2021, 11/11/2021 TBS 6,296

FICTITIOUS BUSINESS NAME STATEMENT: 2021219671. The following person(s) is/are doing business as: KC MECHANICALS, 1571 57TH ST W ROSAMOND CA 93560. ZAVEN HAKOBYAN, 6255 WOODMAN AVE APT 206 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ZAVEN HAKOBYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2021. 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 6,297

FICTITIOUS BUSINESS NAME STATEMENT: 2021199607. The following person(s) is/are doing business as: LA BREA BAGELS, 7308 BEVERLY BLVD LOS ANGELES CA 90036. HASHMONA INC, 7308 BEVERLY BLVD LOS ANGELES CA 90036. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/21. Signed: LILIAN DOUEK, SECRETARY. 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 6,298

FICTITIOUS BUSINESS NAME STATEMENT: 2021219571. The following person(s) is/are doing business as: SOCAL GARDEN CENTERS, 11866 PENDLETON ST SUN VALLEY CA 91352. AEH ENTERPRISES INC, 11866 PENDLETON ST SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/20/80. Signed: ARAM PETROSIAN, PRESIDENT. 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 6,299

FICTITIOUS BUSINESS NAME STATEMENT: 2021219582. The following person(s) is/are doing business as: SAN FERNANDO VALLEY CAR & TRUCK CLUB COUNCIL, 14803 ARARAT ST SYLMAR CA 91342. ADAM MEDELLIN, 14803 ARARAT ST SYLMAR-CA91342. ESTEBAN VILLAREAL, 14803 ARARAT ST SYLMAR CA 91342. 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: ESTEBAN VILLAREAL, GENERAL PARTNER. 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 6,300

FICTITIOUS BUSINESS NAME STATEMENT: 2021219610. The following person(s) is/are doing business as: BROADWAY TRANSPOR LIMO/USINE, 1156 JUSTIN AVE #101 CLENDALE CA 91201. ERIC CARAPET, 1156 JUSTIN AVE #101 CLENDALE 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: 01/2013. Signed: ERIK CARAPET, 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 6,301

FICTITIOUS BUSINESS NAME STATEMENT: 2021219603. The following person(s) is/are doing business as: JENNSOLOVEY&B, 19221 HAMLIN STREET UNIT 3 RESEDA CA 91335. JENNY CECILIA MERCADO GUTIERREZ, 19221 HAMLIN STREET 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: JENNY CECILIA MERCADO GUTIERREZ, 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 6,302

FICTITIOUS BUSINESS NAME STATEMENT: 2021219601. The following person(s) is/are doing business as: AB SNACKS, 9301 TAMPA AVE NORTHRIDGE CA 91324. 20200 CANTARA ST APT 102 WINNETKA CA 91306. MD ABDUL HANNAN, 20200 CANTARA ST WINNETKA CA 91306. 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: MD ABDUL HANNAN, 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 6,303

FICTITIOUS BUSINESS NAME STATEMENT: 2021219599. The following person(s) is/are doing business as: TOW 4 LESS, 18105 MARILLA ST NORTHDRIDGE CA 91325. DERIK ALLAHVERDIPIREH, 18105 MARILLA ST NORTHDRIDGE CA 91325. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DERIK ALLAHVERDIPIREH, 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 6,306

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 6,310

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 EDLESTON DR PORTER RANCH CA 91326. MELODEE ALBRECHT, 11968 EDLESTON DR PORTER RANCH 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, 14568 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, 13932 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: 09/2015. 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 WAVY, 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: SOUTHLAND BUILDING SERVICES, 10223 MOUNTAIN AVE TULUINGA CA 91042. ABDOL JAHANSHAHI, 10223 MOUNTAIN AVE TULUINGA 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, 11/0

BROKER ESCROW ASR, 1211 CENTER COURT DR. # 101, COVINA, CA 91724. ABOVE STANDARDS REALTY, 1211 CENTER COURT DR. # 101 COVINA, CA 91724. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/20. Signed YAZAN FARAJ. 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: 9/28/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47691

FICTITIOUS BUSINESS NAME STATEMENT: 2021213662 The following person(s) is/are doing business as: MWM MESSAGE, 1020 N ALFRED ST 9, WEST HOLLYWOOD, CA 90069. MICHAEL WILLIAM MOORE, 1020 N ALFRED ST 9 WEST HOLLYWOOD CA 90069. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here on 09/21. Signed MICHAEL WILLIAM MOORE. 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: 10/4/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47701

FICTITIOUS BUSINESS NAME STATEMENT: 2021219500 The following person(s) is/are doing business as: BS MESSAGE, 15444 VANOWEN ST APT#4, VAN NUYS, CA 91406. SOMPOL BOONCHONG, 15444 VANOWEN ST APT#4 VAN NUYS CA 91406. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/21. Signed SOMPOL BOONCHONG. 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: 10/6/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47701

FICTITIOUS BUSINESS NAME STATEMENT: 2021220673 The following person(s) is/are doing business as: HAIR BY RAYMOND, 30 AVANZARE, IRVINE, CA RAYMOND MACKAY, 30 AVANZARE IRVINE CA. 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 RAYMOND MACKAY. 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: 10/7/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47702

FICTITIOUS BUSINESS NAME STATEMENT: 2021220978 The following person(s) is/are doing business as: MONICA PENA, 6712 GREENLEAF AVE, WHITTIER, CA 90601. THE GREENLEAF, 6712 GREENLEAF AVE WHITTIER CA 90601. 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 THE GREENLEAF. 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: 10/8/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47704

FICTITIOUS BUSINESS NAME STATEMENT: 2021221207 The following person(s) is/are doing business as: MICHAEL'S HOUSE CLEANING, 11890 SPROUL ST #E, NORWALK, CA 90650. MICHAEL ANTONIO BERMUDEZ, 11890 SPROUL ST #E NORWALK CA 90650. 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 MICHAEL ANTONIO BERMUDEZ. 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: 10/8/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47703

FICTITIOUS BUSINESS NAME STATEMENT: 2021221402 The following person(s) is/are doing business as: CHRISTOPHER MENDOZA-RIOS, 9300 BEVERLY RD, PICO RIVERA, CA 90660. ZARIOS BARBERSHOP 2, 9300 BEVERLY RD PICO RIVERA CA 90660. 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 ZARIOS BARBERSHOP 2. 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: 10/8/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47703

FICTITIOUS BUSINESS NAME STATEMENT: 2021221438 The following person(s) is/are doing business as: CARLOS FLORES, 8342 CHYENNE ST, DOWNEY, CA 90242. RC SERVICE, 8342 CHYENNE 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 RC SERVICE. 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: 10/8/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47706

FICTITIOUS BUSINESS NAME STATEMENT: 2021221572 The following person(s) is/are doing business as: ESCOBAR TILE COMPANY, 2915 EAST 60TH PLACE, HUNTINGTON PARK, CA 90255. ESCOBAR TILE COMPANY, 2915 EAST 60TH PLACE HUNTINGTON PARK CA 90255. 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 ESCOBAR TILE COMPANY. 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: 10/8/2021. 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: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47706

FICTITIOUS BUSINESS NAME STATEMENT: 2021224768 The following person(s) is/are doing business as: AIR LIGHT BREATHE, 236 S RAMONA AVE 206, MONTEREY PARK, CA 91754. MALISA YANG, 236 S RAMONA AVE 206 MONTEREY PARK CA 91754. 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 MALISA YANG. 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: 10/15/2021. 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 Code.) Published: 10/28/2021, 11/4/2021, 11/11/2021, 11/18/2021 NIN 47762

Melissa Centeno Balocca
3719 Beverly Ridge Dr
Sherman Oaks, CA 91423
Case Number: 21BBC000449
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Burbank, CA 91502
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Paul Raymond
TO ALL INTERESTED PERSONS
Petitioner: Paul Raymond
Present name: Paul Raymond
Proposed name: Paul Normand

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 two 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: 1/7/22 Time: 8:30a Dept: B 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, 300 E Olive, Burbank, CA 91502. Signed: Darrell Mewis, Judge of the Superior Court
Published: 11/4/21, 11/11/21, 11/18/21, 11/25/21 121

FICTITIOUS BUSINESS NAME STATEMENT: 2021233084 The following person(s) is/are doing business as: BENEVOLENT CAREGIVERS, 269 S Beverly Dr #1105, Beverly Hills, CA 90212. STEVEN WILSON, 269 S Beverly Dr #1105, Beverly Hills, CA 90212. This

business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2021. Signed: Steven Wilson, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/26/21. 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: 11/4/21, 11/11/21, 11/18/21, 11/25/21 122
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2021233066

Original file # 2019008086
The following person(s) have/abandoned the use of the fictitious business name: UNDISPUTED CAREGIVERS, 10 Thunder Run #28C, Irvine, CA 92614. The fictitious business name referred to above was filed on: 07/28/20. In the County of Los Angeles. The business was conducted by: AN INDIVIDUAL. The full name and residence of the registrant(s) abandoning the name: STEVEN WILSON, 10 Thunder Run #28C, Irvine, CA 92614. The registrant declared that all information in the statement is true and correct. This abandonment is filed with the County Clerk of Los Angeles County on: 10/26/21. Signed: Steven Wilson, Owner. Published: 11/4/21, 11/11/21, 11/18/21, 11/25/21 123

FICTITIOUS BUSINESS NAME STATEMENT: 2021230522 The following person(s) is/are doing business as: M AND S INVEST. 19562 VENTURA BLVD SUITE 226 TARZANA CA 91356. MICHAEL TSVILIK, 3017 FRANKLIN CVN DR BEVERLY HILLS CA 90210. SEMYON METELITS, 5401 ZELZAH AVE APT 129 ENCINO CA 91316. 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: SEMYON METELITSA, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/21/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,363

FICTITIOUS BUSINESS NAME STATEMENT: 2021231611. The following person(s) is/are doing business as: CRYSTAL STAR, 68 E BAY STATE ST UNIT 38 ALHAMBRA CA 91801. HEALTH HEALING ENTERPRISES INC. 68 E BAY STATE ST UNIT 38 ALHAMBRA CA 91801. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: TIMOTHY CHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/22/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,364
FICTITIOUS BUSINESS NAME STATEMENT: 2021233373. The following person(s) is/are doing business as: DISRUPT MEDIA, 13547 VENTURA BLVD SUITE #252 SHERMAN OAKS CA 91423. DAVID J CRAIG, 13547 VENTURA BLVD SUITE #252 SHERMAN OAKS CA 91423. ANDRE ROBINSON, 13547 VENTURA BLVD SUITE #252 SHERMAN OAKS CA 91423. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2018. Signed: ANDRE ROBINSON, GENERAL PARTNERSHIP. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2021. 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 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,365

FICTITIOUS BUSINESS NAME STATEMENT: 2021233361. The following person(s) is/are doing business as: VOYEURIZED; VPI ENTERTAINMENT, 13547 VENTURA BLVD SUITE #252 SHERMAN OAKS CA 91423. ANDRE ROBINSON, 13547 VENTURA BLVD SUITE #252 SHERMAN OAKS CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2008. Signed: ANDRE ROBINSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2021. 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 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,366

FICTITIOUS BUSINESS NAME STATEMENT: 2021222988. The following person(s) is/are doing business as: R + R REAL ESTATE; R + R REAL ESTATE TEAM, R + R DESIGN, 1660 HILLHURST AVE LOS ANGELES CA 90027. 18645 HATTERAS ST #102 TARZANA CA 91356. KIMBERLY BRILL, HILLHURST AVE LOS ANGELES CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2021. Signed: KIMBERLY BRILL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/13/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,367

FICTITIOUS BUSINESS NAME STATEMENT: 2021219126. The following person(s) is/are doing business as: FAT BOTTOMS VINTAGE, 116 CORONA AVE LONG BEACH CA 90803. AMANDA KAHN, 116 CORONA AVE LONG BEACH CA 90803. 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: AMANDA KAHN, 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,369

FICTITIOUS BUSINESS NAME STATEMENT: 2021219042. The following person(s) is/are doing business as: NOT LIMITED; FOLDED ROSE, 17417 PARTHENIA ST SHERWOOD FOREST CA 91325. HUMA SIRAJ, 17417 PARTHENIA ST SHERWOOD FOREST 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: HUMA SIRAJ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/09/2021. NOTICE - This fictitious business 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,370

FICTITIOUS BUSINESS NAME STATEMENT: 2021219124. The following person(s) is/are doing business as: LIQUIDATION PLUS, 4821 LANKERSHIM BLVD #F-499 NORTH HOLLYWOOD CA 91601. ARTUR MELIKIAN, 4821 LANKERSHIM BLVD #F-499 NORTH HOLLYWOOD CA 91601. 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: ARTUR MELIKIAN, 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,370

FICTITIOUS BUSINESS NAME STATEMENT: 2021236105. The following person(s) is/are doing business as: READY SET GLOW, 2317 NORTH HOLLYWOOD CA 91504. YELENA NERSESYAN, 2317 NORTH HOLLYWOOD 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: YELENA NERSESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/28/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,371

FICTITIOUS BUSINESS NAME STATEMENT: 2021236107. The following person(s) is/are doing business as: ENCORE TRADING, 7653 BLUEBELL AVE NORTH HOLLYWOOD CA 91605. NAZARIK AMAMCHYAN, 7653 BLUEBELL AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2018. Signed: NAZARIK AMAMCHYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/28/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,372

FICTITIOUS BUSINESS NAME STATEMENT: 2021236109. The following person(s) is/are doing business as: NATALIA'S WELLNESS AND NUTRITION, 7950 W SUNSET BLVD APT 327 LOS ANGELES CA 90046. NATALIA TURIANA, 7950 W SUNSET BLVD APT 327 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: N/A. Signed: NATALIA TURIANA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/28/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,373
FICTITIOUS BUSINESS NAME STATEMENT: 2021236737. The following person(s) is/are doing business as: UNLOCKING POTENTIAL, 4600 COLDWATER CANYON AVE #PH7 STUDIO CITY CA 91604. JENNIFER KEPHART, 4600 COLDWATER CANYON AVE #PH7

STUDIO CITY CA 91604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2014. Signed: JENNIFER KEPHART, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,374

FICTITIOUS BUSINESS NAME STATEMENT: 2021236739. The following person(s) is/are doing business as: BULLY KINGZ TRANSPORTATION, 931 E 103RD PL LOS ANGELES CA 90002. JOSE ALBERTO AYALA CENDEJAS, 931 E 103RD PL LOS ANGELES CA 90002. 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: JOSE ALBERTO AYALA CENDEJAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,375

FICTITIOUS BUSINESS NAME STATEMENT: 2021236741. The following person(s) is/are doing business as: CHARLY'S SERVICE STATION; CHARLY'S MOBIL SERVICE STATION; CHARLY'S MOBIL, 1940 S HOOVER ST LOS ANGELES CA 90007. AMAL SHAHIN, 15847 BRYANT 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: 11/2003. Signed: AMAL SHAHIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2021. 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: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,376

FICTITIOUS BUSINESS NAME STATEMENT: 2021234919. The following person(s) is/are doing business as: PRESTIGIOUS BODY CONTOURING; PRESTIGIOUS BODY CONTOURING ACADEMY, 22815 VENTURA BLVD 2400 WOODLAND HILLS CA 91364. ANNAMARIE MICHELLE MOORE, 22815 VENTURA BLVD 2400 WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2021. Signed: ARJUSYAK KAPLANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,377

FICTITIOUS BUSINESS NAME STATEMENT: 2021234916. The following person(s) is/are doing business as: SUMMER WREN, 2401 N VERDUGO RD GLENDALE CA 91208. SONA LAZARYAN, 2401 N VERDUGO RD GLENDALE CA 91208. 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: SONA LAZARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,378

FICTITIOUS BUSINESS NAME STATEMENT: 2021234914. The following person(s) is/are doing business as: PRESTIGIOUS BODY CONTOURING; PRESTIGIOUS BODY CONTOURING ACADEMY, 22815 VENTURA BLVD 2400 WOODLAND HILLS CA 91364. ANNAMARIE MICHELLE MOORE, 22815 VENTURA BLVD 2400 WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2021. Signed: ANNAMARIE MICHELLE MOORE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,379

FICTITIOUS BUSINESS NAME STATEMENT: 2021234893. The following person(s) is/are doing business as: KELLEY'S SMOG CHECK, 4600 W CENTURY BLVD UNIT B INGLEWOOD CA 90304. 1325 E 3RD ST LONG BEACH CA 90802. CHRISTOPHER TUMBAGA KELLY, 1325 E 3RD ST LONG BEACH CA 90802. 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: CHRISTOPHER TUMBAGA KELLEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,380

FICTITIOUS BUSINESS NAME STATEMENT: 2021234898. The following person(s) is/are doing business as: ADELE'S CONSULTING MANAGEMENT, 376 MOUNT CARMEL DR GLENDALE CA 91206. ADELAIDA SOGHOMONYAN, 376 MOUNT CARMEL DR 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: 09/2021. Signed: ADELAIDA SOGHOMONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,382

FICTITIOUS BUSINESS NAME STATEMENT: 2021234904. The following person(s) is/are doing business as: REEF HEAVEN, 24150 VICTORY BLVD WOODLAND HILLS CA 91367. RAYMOND TAN, 24150 VICTORY BLVD WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2021. Signed: RAYMOND TAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,383

FICTITIOUS BUSINESS NAME STATEMENT: 2021234911. The following person(s) is/are doing business as: MARINE PARADISE, 24150 VICTORY BLVD WOODLAND HILLS CA 91367. RAYMOND TAN, 24150 VICTORY BLVD WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2021. Signed: RAYMOND TAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. 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) Published: 11/04/2021, 11/11/2021, 11/18/2021, 11/25/2021 TBS 6,383

FICTITIOUS BUSINESS NAME STATEMENT: 2021234911. The following person(s) is/are doing business as: GEMS

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: 11/4/2021, 11/11/2021, 11/18/2021, 11/25/2021 NIN 47719

FICTITIOUS BUSINESS NAME STATEMENT: 2021223897
The following person(s) is/are doing business as: SOUTH BAY FRUITS, 4325 W 165TH ST, LAWDALE, CA 90260. NELSON R AVALOS, 4325 W 165TH ST LAWDALE CA 90260. 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 NELSON R AVALOS. 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: 10/14/2021. 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: 11/4/2021, 11/11/2021, 11/18/2021, 11/25/2021 NIN 47721

FICTITIOUS BUSINESS NAME STATEMENT: 2021224689
The following person(s) is/are doing business as: MS PROMOTIONS, 5911 HOLLYWOOD BLVD, HOLLYWOOD, CA 90028. HECTOR SARINARA, 5911 HOLLYWOOD BLVD HOLLYWOOD CA 90028. 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 HECTOR SARINARA. 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: 10/15/2021. 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 Code.) Published: 11/4/2021, 11/11/2021, 11/18/2021, 11/25/2021 NIN 47724

FICTITIOUS BUSINESS NAME STATEMENT: 2021225555
The following person(s) is/are doing business as: WOODLAND CONSTRUCTION, 15221 FAIRFIELD RANCH ROAD, CHINO HILLS, CA 91709. WOODLAND CABINETRY INC, 15221 FAIRFIELD RANCH ROAD CHINO HILLS CA 91709. 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 WOODLAND CABINETRY INC. 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: 10/15/2021. 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 Code.) Published: 11/4/2021, 11/11/2021, 11/18/2021, 11/25/2021 NIN 47723

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 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
SBN323570
ROSENFELD MEYER & SUSMAN LLP
232 NORTH CANON DR
BEVERLY HILLS CA 90210
CN981683 BENNY Oct 21,28, Nov 4, 2021

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 283005

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): BALANCE POINT DIVORCE FUNDING, LLC, a Nevada limited liability company; STACEY NAPP, an individual; and DOES 1 THROUGH 10, inclusive, YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): JUAN AYALA, an individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelp-california.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Tulare County Superior Court/Civil Division, 221 South Mooney Blvd., Room 201, Visalia, CA 93291

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Justin D. Harris, HARRIS LAW FIRM, PC, 7110 N. Fresno Street, Suite 400, Fresno, CA 93720, (559) 272-5700
DATE (Fecha): May 29, 2020
Stephanie Cameron, Clerk (Secretario), by illegible, Deputy (Adjunto)
(SEAL)
10/28, 11/4, 11/11, 11/18/21
CNS-3523969#

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)
Escrow No. 042952-ST

(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: Functional Fitness LA LLC, 745 N. San Vicente Blvd., West Hollywood, CA 90069

(3) The location in California of the chief executive office of the Seller is: 745 N. San Vicente Blvd., West Hollywood, CA 90069

(4) The names and business address of the Buyer(s) are: CFG Sunset Strip, LLC, 80 Fifth Avenue, Suite 1101, New York, NY 10011

(5) The location and general description of the assets to be sold are all stock in trade, furniture, fixtures and equipment, leasehold improvements and goodwill of that certain busi-

ness located at: 745 N. San Vicente Blvd., West Hollywood, CA 90069.

(6) The business name used by the seller(s) at that location is: F45 Training Sunset Strip

(7) The anticipated date of the bulk sale is November 23, 2021 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. Burbank, CA 91505, Escrow No. 042952-ST, Escrow Officer: Stephanie Toth.

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

(9) The last date for filing claims is November 22, 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 27, 2021

TRANSFEREES:
CFG Sunset Strip, LLC, a California Limited Liability Company
/S/ By: Rammy Harwood, Member
11/4/21

CNS-3525772#

ORDINANCE NO. 21-O-2848

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REGULATE DISPOSABLE FOODWARE ACCESSORIES

WHEREAS, disposable foodware accessories, including napkins, straws, condiments, forks, spoons, sporks, knives, and other disposable flatware, create waste and environmental hazards, and therefore should only be made available upon request.

WHEREAS, disposable foodware accessories are not recyclable and are disposed in landfills.

WHEREAS disposable foodware accessories are a major contributor to street litter, ocean pollution, harm to marine and other wildlife, and landfill waste and greenhouse gas emissions.

WHEREAS, the production, consumption, and disposal of disposable foodware accessories contribute significantly to the depletion of natural resources and increases greenhouse gas emissions. Disposable foodware accessories in waterways and oceans break down into smaller pieces, and are present in most of the world's oceans.

WHEREAS, it is in the interest of the health, safety and welfare of all who live, work and do business in the City that the amount of disposable foodware accessories be reduced to prevent additional environmental pollution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby adds Chapter 11 ("DISPOSABLE FOODWARE ACCESSORIES") to Title 5 ("PUBLIC HEALTH, WELFARE, AND SANITATION") of the Beverly Hills Municipal Code to read as follows:

5-11-1: Definitions

The following definitions apply to this chapter:

Condiment means an item used to enhance the flavor of food, but is not an integral part of the recipe for preparing the food, and that is contained in a separate package from the food that it enhances. Examples of condiments may include: relishes, spices, sauces, confections, seasonings, ketchup, mustard, mayonnaise, barbecue sauce, dressings, sauerkraut, salsa, soy sauce, wasabi, ginger, hot sauce, grated cheese, syrup, jam, jelly, butter, salt, sugar, sugar substitute, cream, creamer, pepper, or chili pepper. Condiment does not include an ingredient or component that is an integral part of the menu item, but that a food service establishment packages separately when preparing the item for a take-out customer or delivery customer.

Digital Ordering Platform means the digital technology provided on an internet website or mobile application used by customers to order food and/or schedule food delivery.

Disposable means designed to be used once and then discarded and not designed for repeated use and sanitizing.

Disposable foodware accessories means any type of disposable item that accompanies a food or beverage served in disposable plates, containers, or cups, including but not limited to, utensils, condiments, disposable

drinking straws, napkins, and wet wipes.

Disposable foodware dispenser means a container or equipment that is used to hold disposable foodware accessories for customers to obtain at their discretion.

Disposable drinking straws means a thin, hollow tube for sucking a liquid or semi-liquid substance that constitutes food or beverage, which is designed for a single-use and made from petroleum based materials that can be molded or blown into shape while soft and then set into a rigid or slightly elastic form, and any straw made from or labeled bio-plastics, compostable poly-lactic acid (PLA).

Food service establishment means any retail establishment, including restaurants, that sells prepared food for consumption, including from a temporary facility, cart, vehicle, or mobile unit.

Utensils means a fork, spoon, spork, knife, chopstick, or other items that can be used to serve food or to eat.

5-11-2: DISPOSABLE FOODWARE ACCESSORIES RESTRICTIONS AND REQUIREMENTS

A. A food service establishment shall only distribute disposable foodware accessories upon the request of the customer, unless a local, county or State emergency order is in effect requiring distribution of such disposable foodware accessories; provided, however, that employees are not prohibited from asking customers if they would like any disposable foodware accessories.

B. Food service establishments shall place signs on the premises to inform customers and employees that disposable foodware accessories are offered only upon request.

C. Food service establishments shall include in their digital ordering platforms for ordering food a statement that communicates that disposable foodware accessories are offered only upon request, and shall include the ability for customers to opt-in to receive foodware accessories.

D. Food service establishments shall educate employees to inform customers that disposable foodware accessories are offered only upon request.

5-11-3: EXEMPTIONS

A. This chapter shall not apply to disposable foodware dispensers.

5-11-4: ENFORCEMENT AND PENALTIES

A. The first and second violations of this chapter shall result in a notice of violation, and any subsequent violation shall constitute an infraction punishable by a fine of twenty-five dollars (\$25) for each day in violation, but not to exceed three hundred dollars (\$300) annually.

B. All fines collected pursuant to this chapter shall be deposited in the solid waste conservation fund to assist the Department of Public Works with its costs of implementing and enforcing the requirements of this chapter.

Section 2. CEQA Findings. The City of Beverly Hills has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment.

Section 3. 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 4. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 5. Effective Date. This Ordinance shall go into effect and be in full force and effect

at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: October 26, 2021
Effective: November 26, 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

SHANA E. EPSTEIN
Director of Public Works

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

ORDINANCE NO. 21-O-2849

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REVISE THE REQUIREMENTS FOR PUBLIC NOTICING OF CERTAIN PLANNING APPLICATIONS AND FINDING THE AMENDMENTS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. On August 12, 2021 and September 9, 2021, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1955 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to expand public notice requirements for planning entitlement applications as well as legislative changes such as general plan amendments, specific plans and amendments thereto, zone text amendments, and zoning map amendments, whether initiated by an applicant or initiated by the City (collectively, the "Amendments"). On October 12, 2021, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 2. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. The City Council further finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Amendments may have a significant effect on the environment, because no specific development is authorized by the Amendments, which are strictly procedural in nature.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "LU 16.11 – Community Engagement" encourages engaging all segments of the community in planning decisions. It calls for the maintenance and enhancement of the public involvement process to assure transparency and enable the public to be well informed. The Amendments will encourage participation in the discretionary entitlement review process through the provision of additional public notifications earlier in the review process. The General Plan also includes "Implementation Program 8.1 Public Information and Involvement," which requires the City to continue to make information available to residents and businesses regarding key community issues, including land use zoning and development in the city. Consistent with the implementation of this program, the Amendments will require public notices that provide information about the filing of certain types of planning applications, which will create greater transparency and opportunities for community engagement in the discretionary entitlement review process.

Section 4. The City Council hereby amends

Section 10-3-251 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-3-251 remaining in effect without amendment:

"10-3-251: TYPES OF NOTIFICATION:

The following types of notification may be required as specified in chapters 2, 3, 4, and 8 of this title:

A. Notice Of Pending Action: Notice informing recipients that the Director of Community Development intends to take certain action on an application in advance of a final action.

B. Notice of Pending Planning Commission Application: Notice informing recipients that a project application requiring Planning Commission review has been filed for a project located in a single-family zone, multi-family residential zone, or located in the commercial-residential transition zone (commercial or RMCP zone that is located within one hundred seventy feet (170') of either a residential zone or the RMCP zone).

C. Adjacent Neighbor Mailed Notice : Notice informing neighbors located adjacent to a project site in a single-family zone that an application has been filed for a project requiring Planning Commission review.

D. Notice Of Public Hearing: Notice informing recipients that a public hearing will be held before a decision making or reviewing authority.

E. Notice Of Action: Notice informing recipients that a decision making or reviewing authority has taken action on an application, which begins an applicable appeal period. (Ord. 14-O-2661, eff. 6-20-2014)

Section 5. The City Council hereby amends Section 10-3-252 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-2-252 remaining in effect without amendment:

"10-3-252: NOTIFICATION METHODS:

A. On Site Posted Notice: Any site area requiring a posted sign(s) on site shall be posted pursuant to the public notice guidelines and the following:

1. Postings Required:

a. Director Level Posted Notice: A Notice of Pending Action shall be posted for all Director level applications that require a posted notice.

b. Commission Level Posted Notice:

(1) A Notice of Pending Planning Commission Application to inform the public that a project application requiring Planning Commission review has been filed.

(2) A Notice of Public Hearing with the hearing date correctly stated shall be posted for all Commission level applications that require a posted notice.

2. Notification Period: The Notice of Pending Planning Commission Application shall be displayed within forty-five (45) days of the receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or within forty-five (45) days of the date of determination by the director that the application shall be referred to the Planning Commission. The Notice of Pending Action and Notice of Public Hearing shall be displayed at least twenty (20) days in advance of a decision or public hearing and remain through the appeal period.

3. Posting Location: The sign(s) shall be placed on the site in a location determined by the Director as specified in the public notice guidelines. For corner lots, a sign must be posted on each street frontage.

4. Affidavit And Proof Of Posting: The applicant shall submit an affidavit within five (5) days of posting the sign(s) verifying that the sign(s) is posted in compliance with this section and the public notice guidelines. The applicant shall also submit photographs showing the posted sign(s) to the Community Development Department as outlined in the public notice guidelines.

B. Mailed Notice: The Director shall provide mailed notice as follows, subject to the public notice guidelines:

1. Mailed Notices Required:

a. Director Level Mailed Notices: Director level decisions require the following mailed notices:

(1) Notice Of Pending Action: Mailed in accordance

with the requirements in this section and the City's public notice guidelines.

(2) Notice Of Action: Mailed in accordance with the requirements in this section and the City's public notice guidelines.

b. Commission Level Mailed Notice: Commission level decisions require the following mailed notices:

(1) Notice of Pending Planning Commission Application: This notice is required ONLY for a project located in a single-family residential zone, multi-family residential zone, or located in a commercial-residential transition zone (commercial or RMCP zone that is located within one hundred seventy feet (170') of either a residential zone or the RMCP zone). Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(2) Adjacent Neighbor Mailed Notice: This notice is required ONLY for a project located in a single-family residential zone that requires review by the Planning Commission. Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(3) Notice Of Public Hearing: Mailed in accordance with the requirements in this section and the City's public notice guidelines. In addition, any notice of City Council hearing shall be mailed in accordance with the requirements for commission mailing in this section and published in accordance with the newspaper mailing guidelines of this chapter.

2. Notification Period:

a. Notices of Pending Planning Commission Application and Adjacent Neighbor Mailed Notices subject to this section shall be mailed within forty-five (45) days of the receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or the date of determination by the director that the application shall be referred to the Planning Commission for review.

b. Notices of Pending Action, and Notices of Public Hearing subject to this section shall be mailed at least twenty (20) days prior to such action or hearing by the reviewing authority.

c. Notices of Action subject to this section shall be mailed within five (5) days after issuance of a decision by the reviewing authority. The mailing of a Notice of Action denotes the beginning of the appeal period.

3. Notification Radius: Mailed notice shall be sent to properties in accordance with section 10-3-253 of this article. In the event that a portion of the radius captures properties both in the Hillside or Trousdale Areas and the Central Area of the City, noticing of the block face shall not be required for those properties located in the Hillside or Trousdale Areas, but noticing of the block face shall be required for properties located in the Central Area. In addition to the notification radius specified in section 10-3-253, properties located in the Hillside Area shall send a mailed notice to all properties located within Hillside Zone 1 if the project site is located within Hillside Zone 1 or Hillside Zone 2, if the project site is located within Hillside Zone 2. The Hillside Zones are defined as:

a. Hillside Zone 1: All properties in the Hillside Area of the City, located west of North Beverly Drive, from its intersection with Sunset Boulevard at the south and the City's jurisdictional border at the north.

b. Hillside Zone 2: All properties in the Hillside Area of the City, located east of North Beverly Drive, from its intersection with Sunset Boulevard at the south and the City's jurisdictional border at the north.

4. Recipients: All mailed notices shall be delivered to the following:

a. All property owners of record and residential occupants of property within the notification area given in subsection 10-3-253 A of this article, measured from the exterior boundaries of the property involved in the application.

b. Any person or group who has filed a written request for notice regarding the specific application.

c. If the project involves a subdivision map, mailed notice shall be given to any owner of mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code, as required by Government Code section 65091(a)(2).

d. If considering an adoption or amendment of policies that affect drive-through facilities, notice shall be given to the blind, aged, and disabled communities as required by Government Code section 65090(d).

5. Notification List: The applicant shall provide the notification lists described in this section within the notification area given in subsection 10-3-253 A of this article and shall sign an affidavit verifying that the lists have been prepared in accordance with the procedures outlined in this section and the City's public noticing guidelines. Applicants for subdivisions shall also provide a list of all owners of mineral rights who have recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code.

a. Property Owner Notification List: The last known name and address of each property owner as contained in the records of the Los Angeles County Assessor shall be used.

b. Occupant/Tenant Notification List: The addresses of each residential occupants/tenants shall be used. The notice may be addressed to "occupant" or "tenant".

6. Method of Mailing:

a. Notices of Pending Action, Notices of Pending Planning Commission Application, and Notices of Public Hearing shall be delivered by the United States Postal Service via first class mail, postage paid.

b. Adjacent Neighbor Mailed Notices shall be sent via courier service with the ability to track delivery of the notice.

7. Contents of Notice:

a. Notices of Pending Action, Notices of Action, and Notices of Public Hearing shall include, at a minimum, the project address, entitlement(s) being requested or granted, and contact information for the project planner.

b. Notices of Pending Planning Commission Application and Adjacent Neighbor Mailed Notices shall include, at a minimum, the project address, general scope of the proposed project at the time of application submittal, entitlement(s) being requested, and contact information for the project planner.

c. The Adjacent Neighbor Mailed Notice shall include, at a minimum, the project address, general scope of the proposed project at the time of application submittal, entitlement(s) being requested, and contact information for the project planner.

C. Newspaper Notice: Where a newspaper notice is required by this section, before the date of a public hearing the Director shall cause to be published a notice in at least one newspaper of general circulation in the City at least twenty (20) days prior to the public hearing.

D. Electronic Notice: Notice may also be provided by electronic means such as e-mailed notice, posted notice on the City's website, or other means determined by the Director."

Section 6. The City Council hereby amends Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-2-253 remaining in effect without amendment:

"NOTIFICATION REQUIREMENTS:

The following methods of notice are required for each planning application:

A. Standard Requirements:

Public Notice Requirements For Development Applications	On-Site Posted Notice	Newspaper Notice	Mailed Notice	Mailed Notice of Application within 45 Days of Filing
Architectural review:				
Director: Director level projects can be processed administratively and include: minor landscape approvals, some commercial signs, and minor exterior changes to multi-family and commercial buildings (paint color changes, replacing like for like elements). These permits are generally processed at the planning counter.	None	None	None	
Commission: Commission level projects must be reviewed by the City's Architectural Commission (AC) and include: sign accommodations, most commercial signs, facade remodels for commercial and multifamily buildings, new construction of commercial and multifamily buildings, and landscaping for commercial and multifamily projects.	Only projects in multi-family residential zones	None	None	
Cultural heritage:				
Director: Director level projects can be processed administratively and include Certificate of Review for District Non-Contributor and Director's determination of	Certificate of appropriateness for designated landmarks and contributing properties: See section 10-3-3219 of this chapter			

ineligibility:	Certificate of ineligibility: See section 10-3-3221 of this chapter			
Commission: Commission level applications include projects that are reviewed by the City's Cultural Heritage Commission (CHC). The CHC recommends to the City Council on landmark or historic district designation' nominations and Mills Act contracts. The CHC acts on Certificates of Appropriateness for Designated Landmarks and Contributing Properties, certificates of ineligibility, and certificates of economic hardship.	Landmark or historic district designation: See section 10-3-3215 of this chapter			
	Certificate of economic hardship: See section 10-3-3220 of this chapter			
Design review:				
Director: Director level projects can be processed administratively and include single family home remodels and new homes in the Central Area of the City that are determined to be "track 1".	None	None	Owner/applicant	
Commission: Commission level applications include projects that are reviewed by the City's Design Review Commission (DRC) including single family home facade remodels and new homes in the Central Area of the City that are determined to be "track 2".	Yes	None	Central Area: 100 foot radius + block-face	
Planning review:				
Director: Director level includes applications that can be reviewed and approved by staff.	Yes	No	Hillside and Trousdale: 300 foot radius	
			Central Area: 100 foot radius + block-face	
Commission/Council Level.	On-site posted notice of pending planning commission application required for projects located in multi-family and commercial -residential transition zones	Required for: Amendments (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code)	Notice of Public Hearing: Central Area: 500 foot radius + block-face Hillside Area: 1,000 foot radius, plus notice to either all properties in Hillside Zone 1 or Hillside Zone 2	Notice of Pending Planning Commission Application: Central Area: 500 foot radius + block face Hillside Area: 1,000 foot radius, plus notice to either all properties in Hillside Zone 1 or Hillside Zone 2
	On-site posted notice of public hearing required for all commission level projects	Variance	Trousdale Estates Area: 1,000 foot radius	Trousdale Estates Area: 1,000 foot radius
				Adjacent Neighbor Mailed Notice: Required only for projects in single-family residential zones.

Notes:

1. The date of filing shall be either: the date of receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or the date of determination that the application shall be referred by the Planning Commission.

B. Special Notice Requirements:

The following types of planning applications have special public notice requirements, and do not require any public notice except as specified in this section. Notwithstanding, public notices in this section shall comply with the standards for notices set forth in section 10-3-252 B. 4. And 10-3-252 B. 5 of this chapter.

Development Application	Special Public Notice Requirements
Common interest development	With regard to all forms of common interest development conversions, the property owner shall be responsible to give each tenant and each prospective tenant all applicable notices as required by this Code and State law. 1. Notice Of Intent: A notice of intent to convert shall be delivered by the subdivider to each tenant at least 60 days prior to submitting an application for the tentative map in accordance with Uniforms Government Code section 66427.1(a) or any successor statute. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. For the purposes of this article, the "legal requirements for service by mail" shall mean the requirements set forth in California Code of Civil Procedure sections 1012 and 1013a, or any successor statutes. The form of the notice shall be in the form outlined in Government Code section 66452.9 and shall inform the tenants of all rights provided under this Code and State law. 2. Notice Of Public Report: In accordance with the provisions of California Government Code section 66427.1(a) or any successor statute, the subdivider shall provide each tenant 10 days' advance written notice that an application for a public report will be or has been submitted to the State Department of Real Estate, and that said report will be available for review in the Department of Community Development once the report is released by the Department of Real Estate. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 3. Notice Of Final Map Approval: In accordance with the provisions of California Government Code section 66427.1(b) or any successor statute, the subdivider shall provide each tenant written notification within 10 days of approval of a final map for the proposed conversion. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 4. Additional Notice To Terminate Tenancy: In accordance with the provisions of California Government Code section 66427.1(c) or any successor statute, the subdivider shall provide to each tenant written notice of the intent to convert at least 180 days prior to the termination of tenancy due to the proposed conversion. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 5. Notice Of Public Hearing On Tentative Map: In addition to any other notice required by law, at least 20 days prior to the public hearing before the Planning Commission on the tentative map, the subdivider shall provide each tenant written notice of the public hearing. Said notice shall be in the form prescribed by the Director of Community Development or his or her designee and shall contain, as a minimum, the following information: a. An estimate as to the length of time before the conversion, if approved, would result in the tenant's eviction; b. An explanation of the tenant's rights and benefits if the conversion is approved; and c. The grounds upon which the Planning Commission can deny the request for conversion. 6. Affidavit Required: In connection with an application for a tentative map to convert an existing multi-family residential apartment building or a common interest development previously created prior to January 1, 2006, to a common interest development, the subdivider shall submit an affidavit in a form prescribed by the Director of Community Development attesting to compliance with the noticing requirements prescribed by subsection A of this section. Said affidavit shall be signed by the subdivider under penalty of perjury and shall include copies of the proof of service on each tenant in the building to be converted. 7. Extension to Time for Exercise of Rights: A request to extend the time for exercise of rights pursuant to section 10-3-207 of this chapter shall be noticed in accordance with the notification requirements in effect at the time of filing the application for the appropriate level of review.
Large family daycare permit	Not less than 30 days prior to the date on which the Director shall review the application, notice of the application shall be mailed, by United States mail, postage prepaid, to all owners shown on the last equalized assessment roll as owning real property within 100 feet of the exterior boundaries of the subject site area.

Reasonable accommodation	At least 20 calendar days before issuing a written determination on the application, the Director shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an accommodation, and inviting written comments on the requested accommodation. Written notice of a hearing to consider the application shall be mailed 20 calendar days prior to the meeting to the applicant and adjacent property owners.
Renewal of Active Entitlement	If renewal of an active entitlement is required per the conditions of approval for such entitlement, a request for renewal shall be noticed in accordance with the notification requirements in effect at the time of filing the application for the appropriate level of review, unless specific notification requirements are outlined as a condition of approval for such entitlement.
Resolution of public convenience or necessity	Notice of a public hearing shall be mailed to property owners and occupants within 300 feet of the premises for which a determination is requested. At least 20 days prior to the public hearing a written notice shall be published in the newspaper, and an on site posted notice shall be posted at the premises in accordance with section 10-3-252 A. of this chapter and the public notice guidelines.
Tree removal permit	Notice of any hearing on such a permit before the Planning Commission shall be mailed to any adjacent property owners whose property rights may be substantially affected by the approval of the requested permit.
View restoration	1. Adjacent Neighbor Mailed Notice: Notice shall be prepared in accordance with the standards in this chapter and mailed within forty-five (45) days of the receipt of an application and the payment of fees for a View Restoration Permit. 2. Notice to Foliage Owner(s): Notice that a formal request for a View Restoration Permit hearing has been filed with the City, attaching a copy of the application, a copy of the View Restoration Guidelines, and an authorization form that would allow staff and the Planning Commission to visit the Foliage Owner's property shall be mailed in a timely manner after the application for a View Restoration Permit has been deemed complete. 3. Public Hearing Notice: Notice of any hearing held pursuant to this section shall be mailed at least 30 days prior to such hearing by United States mail, postage paid, to the applicant and to all owners who are identified as foliage owners in the view restoration permit application, as shown on the latest equalized assessment roll, as well as residential occupants of the foliage owners' properties. 4. Notice Of Decision: Within 5 days after the issuance of a decision by the reviewing authority, the Director of Community Development shall cause a copy of the decision to be mailed through the United States mail, postage prepaid, to each of the following persons: a. The view owner, using the mailing address set forth in the application; b. Each foliage owner that is named on the application, as listed on a current Tax Assessor's roll and to the occupant of the foliage owner's property if the foliage owner's address is different than the property on which the foliage is located. The failure of the person addressed to receive a copy of the decision shall not affect the validity or effectiveness of any decision.

Section 7. 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 8. 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 9. 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 26, 2021
Effective: November 26, 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-2850
AN ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING INCLUSIONARY HOUSING REQUIREMENTS AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section 1. Legislative Findings.

(1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

(2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California, and Beverly Hills real estate market remains very expensive within the region.

(3) California needs additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes

to be built over the next several years.

(4) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.

(5) The California Legislature has declared a statewide housing emergency, to be in effect until January 1, 2025.

(6) The City of Beverly Hills has studied and continues to study various options for providing affordable housing units in the City, including an inclusionary housing program.

Section 2. Article 48 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code (Prohibition On Residential Development that Fails to Comply with Inclusionary Housing Requirements) is hereby repealed and a new Article 48 is hereby enacted to read as follows:

"Article 48. Inclusionary Housing Requirements for Residential Development.

10-3-4800: Purpose.

The provisions of this ordinance establish standards and procedures that encourage the development of housing that is affordable to a range of households with varying income levels and prohibit approval of projects that fail to comply with its requirements. The purpose of this ordinance is to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units is in proportion with the overall increase in new housing units.

10-3-4804: Definitions.

As used in this ordinance, the following terms shall have the following meanings: *ADJUSTED FOR HOUSEHOLD SIZE APPROPRIATE FOR THE UNIT* means for a household of one (1) person in the case of a studio unit, two (2) persons in the case of a one-bedroom unit, three (3) persons in the case of a two-bedroom unit, four (4) persons in the case of a three-bedroom unit, and five (5) persons in the case of a four-bedroom unit.

AFFORDABLE HOUSING COST means the total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:

A. Very low-income households, rental or for-sale units: Thirty (30) percent of fifty (50) percent of the Los Angeles County median income.

B. Low-income households, rental units: Thirty (30) percent of sixty (60) percent of the Los Angeles County median income.

C. Low-income households, for-sale units: Thirty (30) percent of seventy (70) percent of the Los Angeles County median income.

D. Moderate-income households, rental units: Thirty (30) percent of one hundred ten (110) percent of the Los Angeles County median income.

E. Moderate-income households, for sale units: Thirty-five (35) percent of one hundred and ten (110) percent of the Los Angeles County median income.

AFFORDABLE HOUSING TRUST FUND shall have the meaning set forth in section 10-3-4808 below.

DEVELOPER means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks city approvals for all or part of a residential development.

DEVELOPMENT AGREEMENT means an agreement entered into between the city and a developer pursuant to California Government Code section 65864 et seq.

DIRECTOR means the city's Director of Community Development.

DWELLING UNIT means one (1) or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and bathroom facilities for the exclusive use of a single household.

HCD means the California Department of Housing and Community Development.

HUD means the United States Department of Housing and Urban Development.

INCLUSIONARY HOUSING AGREEMENT means a legally binding agreement between a developer and the city, in form and substance satisfactory to the director and city

attorney, setting forth those provisions necessary to ensure that the requirements of this article are satisfied.

INCLUSIONARY HOUSING PLAN means the plan referenced in section 10-3-4804 below, as may be augmented by administrative guidelines formulated by the Director of Community Development, which sets forth the manner in which the requirements of this article will be implemented for a particular residential development.

INCLUSIONARY UNIT means a dwelling unit that will be offered for occupancy by very-low-, low-, or moderate-income households, at an affordable housing cost, pursuant to this article.

IN-LIEU FEE means a fee paid to the city by a developer instead of providing the required inclusionary units within the residential development.

LOW-INCOME HOUSEHOLDS means households whose gross income is greater than fifty (50) percent and does not exceed eighty (80) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

MARKET RATE UNITS means those dwelling units in a residential development that are not inclusionary units.

MODERATE-INCOME HOUSEHOLDS means households whose gross income is greater than eighty (80) percent and does not exceed one hundred and twenty (120) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

RESIDENTIAL DEVELOPMENT means the construction, development, or subdivision of property, including condominium conversions, resulting in five (5) or more lots or dwelling units, including dwelling units in mixed-use projects.

VERY-LOW-INCOME HOUSEHOLDS means households whose gross income is equal to fifty (50) percent or less of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

10-3-4802: Applicability.

A. This article shall apply to all residential developments, as defined herein, where the lots or units will be offered for sale or for rent, and when the development application or applications for the residential development is deemed complete after the effective date of this ordinance.

B. Notwithstanding subsection A, inclusionary units shall not be required for any project for which the city enters into a development agreement or for any project that is otherwise exempt under state law.

10-3-4803: Inclusionary unit requirements.

A. Inclusionary units shall be reserved for very low-, low- and moderate- income households, and offered at an affordable housing cost, as follows:

1. For residential development projects with five (5) or more but less than ten (10) residential units, the developer shall provide one (1) rental unit affordable to low-income households, but shall have the option of paying a fee in lieu of constructing the unit pursuant to the following schedule:

Number of Units in Building	In Lieu Fee (per square foot of development in building)
5 Units	\$58
6 Units	\$70
7 Units	\$82
8 Units	\$93
9 Units	\$105

2. For all newly constructed rental residential developments with ten (10) or more residential units, a minimum ten (10) percent of all the units in the development shall be rented to and occupied by very low-income, low income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

3. For all condominium conversion projects and newly constructed condominiums in a residential or mixed-use development with ten (10)

or more residential units, a minimum ten (10) percent of all the units in the development shall be rental units and rented to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

4. For all residential developments that are single-family subdivisions, a minimum ten (10) percent of all the units in the development shall be sold to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

5. When only one affordable dwelling unit is constructed, it may be allocated for a very low, low or moderate income household. When two or more affordable units are constructed, the units shall be allocated for very low income households, low income households, moderate income household, or combination thereof as the applicant may determine in conjunction with any density bonus that may also be sought for the project.

B. The city shall set on an annual basis, or as otherwise needed, the maximum allowable rents and sales prices for inclusionary units, adjusted for family size.

C. In calculating the required number of inclusionary units in section A.1., section A.2, and section A.3 above, fractional units of one-half (.50) or above shall be rounded up to a whole unit.

10-3-4804: Housing plan.

Along with an application for a residential development, a developer shall submit a housing plan to the Director of Community Development setting forth in detail the manner in which the provisions of this article will be implemented for the proposed residential development. No application shall be deemed complete until the developer has submitted a complete housing plan.

10-3-4805: Inclusionary housing agreement.

For residential developments providing inclusionary units on-site, an inclusionary housing agreement is required. Such agreement, which shall include provisions and terms for meeting the requirements of this article, shall be approved by the city manager and city attorney, and recorded as a deed restriction against the property prior to issuance of either a grading or building permit, whichever comes first.

10-3-4806: Standards for inclusionary units.

A. To the maximum extent possible, all inclusionary units shall be:

1. Reasonably placed in the residential development with balanced consideration given to both the potential economic and physical design constraints as well as the impact that the location of the units may have on the quality of living for prospective tenants.

2. Proportional in number of bedrooms, to the extent practicable, to the market rate units, unless the number of bedrooms for affordable units is dictated by requirements of state law, in which case the state law requirements shall be followed.

3. Comparable with the market rate units in terms of the base design and appearance.

B. All inclusionary units in a residential development shall be made available for occupancy concurrently with or prior to the occupancy of the market rate units. In the event the city approves a phased project, the inclusionary units required by this article shall be provided proportionally within each phase of the residential development.

C. Inclusionary units shall remain restricted for owner-occupancy by the target income category at the applicable affordable housing cost for a period of not less than forty-five (45) years. At the request of the owner-occupants who initially occupy the inclusionary unit and subsequently seek to sell the inclusionary unit, the city may impose the equity sharing agreement rules included in California Density Bonus Law, currently codified as Government Code section 65915(c)(2), instead of requiring the aforementioned restriction for forty-five (45) years.

D. Inclusionary units in rental residential developments shall remain restricted for occupancy by the target income category at the applicable affordable housing cost for a period of not less

than fifty-five (55) years.

E. The occupancy of the inclusionary units shall be governed by the terms of the inclusionary housing agreement recorded as a deed restriction against the property.

10-3-4807: Implementation and enforcement.

A. The city council may adopt administrative guidelines to assist in implementing and administering this article.

B. Any violation of this article constitutes a misdemeanor.

C. The provisions of this article shall apply to all owners, developers, their agents, successors, and assigns that propose a residential development, occupy an inclusionary unit, or both. All inclusionary units shall be sold or rented in accordance with this article and any regulations and administrative guidelines adopted pursuant to this article.

D. Any individual who sells or rents an inclusionary unit in violation of the provisions of this article, the guidelines, or the inclusionary housing agreement shall be required to forfeit to the city all monetary amounts obtained in violation of those provisions. Recovered funds shall be deposited into the affordable housing trust fund.

E. The city may institute any appropriate legal actions or proceedings necessary to ensure compliance with this article, including, but not limited to:

1. Actions to revoke, deny, or suspend any permit, including a building permit, certificate of occupancy, or discretionary approval; and

2. Actions for injunctive relief or damages.

F. In any action to enforce this article or an inclusionary housing agreement recorded hereunder, the city shall be entitled to recover its reasonable attorney's fees and costs.

10-3-4808: Affordable Housing Trust Fund.

A. There is an established separate fund of the city, known as the Affordable Housing Trust Fund. All monies collected by the city pursuant to this article shall be deposited in the Affordable Housing Trust Fund.

B. The monies in the fund and all earnings from investment of the monies in the fund shall be expended to provide housing affordable to very low- income, low-income, and moderate-income households in the city. Such expenditures may include, but shall not be limited to, the costs of administration, monitoring, and compliance for the city's affordable housing program, as further explained in subsection C.

C. For the purpose of this article, providing housing affordable to very low-, low-, and moderate-income households may include, but is not limited to, expending funds for the following: development of affordable units; acquisition of property for the development of such units; subsidies for the construction of such units; maintenance of affordable housing; partnering with affordable housing developers; conversion of existing market rate units to very low-, low- and moderate-income for-sale or rental units; subsidies for covenants to create or preserve very low-, low-, and moderate-income units; substantial rehabilitation of very low-, low-, and moderate-income units; and costs to administer the Affordable Housing Trust Fund and inclusionary housing program.

10-3-4809: Administrative fees.

The City Council may by resolution establish reasonable fees and deposits for the administration of this chapter."

Section 3. **CEQA Findings.**

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. 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 4. **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 5. **Publication.**

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

ADOPTED: October 26, 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, Vice Mayor Bosse and Mayor Wunderlich
NOES: Councilmember Mirisch
CARRIED

ORDINANCE NO. 21-O-2851

AN 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

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 protesters. Such children often feel scared or intimidated by the close presence of demonstrators or protesters.

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 an 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 events, youth sports camps, and other licensed or permitted public entertainment events."

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. 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 11. 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 12. 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 13. 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 26, 2021
Effective: November 26, 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

ORDINANCE NO. 21-O-2852

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

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

Section 1. Legislative Findings.

The City Council of the City of Beverly Hills finds and determines that the ongoing COVID-19 global pandemic has required significant changes to the operations of businesses in the restaurant, retail, office, and service industries. This shift in operations has resulted in negative economic impacts, including the closure of businesses in the City of Beverly Hills, the substantial shrinkage of revenue in certain sectors, and the loss of jobs. The demand for brick-and-mortar office and commercial spaces has decreased, and further economic changes affecting commercial leasing demand are expected, while the demand for medical use space has remained more consistent and medical uses are more insulated from economic downturns. The City Council finds and determines that modifying the medical use restrictions will provide commercial landlords with greater flexibility to lease vacated commercial spaces, which may enable greater economic stability during the ongoing COVID-19 pandemic. Any vacant commercial space and associated blight resulting from declining businesses would create significant risk to the public, health, safety and general welfare of the City. As such, the City Council wishes to consider changes to the medical use regulations in commercial areas of the City.

Because the public process of adopting these ordinances may be lengthy, and to prevent the increase in vacant commercial spaces in the intervening period, the City Council adopted Ordinance No. 20-O-2826, an interim ordinance that took effect immediately on November 17, 2020, (the "Interim Ordinance"). The Interim Ordinance changes the medical use regulations for commercial areas of the City. The City Council subsequently extended the Interim Ordinance via adoption of Ordinance No. 20-O-2831, for an additional ten (10) months and fifteen (15) days.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time. After public notice, the City Council may extend the interim ordinance by a period of one year (12 months), pursuant to Government Code Section 65858. Notice of the public hearing at which the City Council considered adopting this extension ordinance was duly published on October 15, 2021 in the Beverly Hills Courier, and on October 21, 2021 in the Beverly Hills Weekly.

Section 3. Urgency Findings.

The City Council finds and determines that failing to implement immediate changes to its medical use regulations in commercial areas of the City would result in an immediate threat to the public health, safety, and general welfare. As described in Section 1, the COVID-19 pandemic and the resulting closures of non-essential businesses and capacity limits on businesses is affecting the viability of City businesses and the City faces an increase in vacant commercial space.

Such business closures and capacity limits and the resulting economic impact are affecting landlords' ability to rent out vacant commercial space, which may cause blight and economic

instability, and thus places the public health, safety, and general welfare at risk during the Council's review and consideration of permanent regulations. To preserve the public health, safety, and general welfare, the City Council declares it necessary that this Ordinance take immediate effect to prevent these harms.

Section 4. CEOA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Interim Ordinance or extension thereof may have a significant effect on the environment. This extension of the Interim Ordinance does not authorize construction and, in fact, represents minor alterations in land use limitations and does not result in any changes in land use or density in order to protect the public health, safety, and general welfare. This extension is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations.

Section 5. Severability.

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

Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall amend and extend the effect of the Interim Ordinance for a period of one year (12 months) through November 17, 2022.

Section 7. Publication.

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

ADOPTED: October 26, 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

BID PACKAGE NO. 22-350-13

**CITY OF BEVERLY HILLS
PUBLIC WORKS - PROJECT ADMINISTRATION
345 FOOTHILL ROAD
BEVERLY HILLS, CALIFORNIA 90210**

**LEGAL NOTICE - BIDS WANTED
NEW FIRE STATION ALERT SYSTEM**

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

**SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: GENERAL SPECIFICATIONS
SECTION 4: CONTRACT
SECTION 5: BONDS
SECTION 6: INSURANCE
SECTION 7: SCOPE OF WORK**

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. Date of Request: November 4, 2021

b. Bid Number: 22-350-13

Item Description: The Project includes, without limitation, the installation of a new Phoenix G2 station alert system at Fire Stations #1, 2 and 3. The Owner will be furnishing the Phoenix G2 alert system equipment, and the Contractor is responsible for installing the equipment including all conduit, wiring, and labor and materials needed to provide a turnkey, fully operational station alert system. Contractor must be a certified installer of the Phoenix G2 station alert system.

This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. Execution of the Work shall be completed within 120 calendar days from the day of the Notice To Proceed.

c. Obtaining Bid Documents: The Bid Package, including the plans and specifications may be viewed and downloaded from the Planet Bids website:

<https://www.planetbids.com/portal/portal.cfm?CompanyID=39493>

d. Bid Due Date and Bid Submittals:

Bids due by Tuesday – November 30, 2021 at 5:00 p.m.

Bids must be submitted electronically on the Planet Bids website.

e. Contractor's License: In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class C10 – Electrical Contractor, or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

f. Liquidated Damages: There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

g. Prevailing Wages: In accordance with Labor Code Section 1770 et seq., this Project is a "public work," and thus, the Contractor and any Subcontractors must pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site.

h. Pre-bid Conference Date and Location: A mandatory pre-bid conference will be held on **Wednesday, November 10, 2021 at 1:00 p.m.** at the Fire Station Headquarters located at 445 N. Rexford Drive, Beverly Hills CA 90210. Bidders should meet in front of the fire station. All bidders must wear a face mask to the pre-bid conference. Please pre-register for the pre-bid conference by emailing the project manager, **Karen Domerchie**, at kdomerchie@beverlyhills.org by Tuesday, November 9, 2021.

i. Bid Security: Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

j. Payment Bond and Performance Bond: A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

k. Insurance: Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

l. Time of Completion: The contractual completion time shall be 120 calendar days from

the date of Notice To Proceed.

m. Retention: In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

n. Contact Person: A bidder or potential bidder who has questions regarding this project should submit questions on the Planet Bids website. Written responses to all questions will be issued via addendum.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.



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<http://eepurl.com/zfU-L>

CLASSIFIEDS

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

100- ANNOUNCEMENTS

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

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

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

ATTENTION: OXYGEN USERS!

The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and

Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

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

SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurance companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

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

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently

being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

DONATE YOUR CAR OR TRUCK TO HERITAGE FOR THE BLIND.

Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-844-491-2884 (Cal-SCAN)

DIRECTV - Switch and Save! \$39.99/month. Select AllIncluded Package. 155 Channels. 1000s of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

Need some cash! Sell us your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit www.GetGoldGeek.com/california

BBB A Plus Rated. Request your 100 Percent FREE, no risk, no strings attached appraisal kit. Call today! (Cal-SCAN)

ENJOY 100% guaranteed, delivered-to-the-door Omaha Steaks! Get 4 FREE Burgers. Order The Griller's Bundle - ONLY \$79.99. 1-877-882-4248 Use Code 63281PAM or www.OhamaSteaks.com/family06 (Cal-SCAN)

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

115-CEMETERY

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

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

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

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and

1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

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

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

125-PERSONALS

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

I am 86. Recently widowed. I hope to find an educated lady in West LA for friendship, conversations about current affairs, people, and life in general. Except for a back injury (I walk with a cane) I am in good health. I play bridge, enjoy Ricky Gervais on Netflix, and tend toward the liberal left. Peter. 310-208-2646. (It's my office - If I'm not in, please leave word.) Email: greenfield@jagreenfield.com

140-HEALTH/MEDICAL

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

170-CAREGIVER NEEDED

Vaccinated caregiver with references wanted to cover night work needed for 90 year old living alone with beloved dog. Needs someone to be there and oversee. Main issue: sleep. Wonderful West Hollywood home. Parking available. Light meals, vitals, pleasant socialization. English speaking. Call Beth: (L) 310-271-0544.

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

310-HOUSESITTING

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

400-REAL ESTATE

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

REAL ESTATE/LAND FOR SALE

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

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

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres

of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

501-HELP WANTED

Beverly Hills Unified School District is hiring the following

positions:

Middle School Piano Accompanist
Substitute teachers
Substitute office workers
Playground Aides
Instructional Assistants
If interested please contact mhorvath@bhusd.org and/or apply at BHUDS.ORG/APPLY/

601-ITEMS WANTED

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

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Brake Special. 15% off brake parts
Lifetime warranty on brakes, shocks & struts
8537 Wilshire Blvd.
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955-AUTOS WANTED

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

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

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

955-FINANCIAL SERVICES

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

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



Merry & Bright

Join us for the annual Rodeo Drive Holiday Lighting Celebration on Thursday, November 18th from 5 p.m. - 8 p.m. There will be three stages of live entertainment, festive décor featuring Holiday Helpers and a fireworks show at the end of the evening.

Don't forget to experience the City's other holiday lights that will be up through January 1, 2022 such as a spectacular Glowing Reeds Audio and Light Show at the Lily Pond, a larger-than-life Elf Tree and Light Tunnel at Beverly Cañon Gardens, sparkling street lights and more!

For more information and to view our holiday map, visit BEVERLYHILLS.ORG/HOLIDAYSBH

Masks required per LA County Department of Public Health Guidelines
#HolidaysBH #OnlyOnRodeo #LoveBevHills



Love Beverly Hills



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.

Pilates

Hosted by Natural Pilates

*please bring your own mat, towel and water bottle

11-10-21

**Roxbury Park
471 S Roxbury Dr.
Beverly Hills, CA 90212**

(Meet in front of the
Community Center)

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