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Issue 1159 • December 16 - December 22, 2021



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- VC Visitor Center
- W The Wallis
- P Parking

SNAPSHOT



FACE THE MUSIC! MORENO DRIVE

(L to R): Alex Breitman, Principal Mark Mead, Rodney Mitchell, Todd Johnson, Tiffany Davis, Councilmember Lester Friedman, Student Board of Education member Eli Ramer, Superintendent Michael Bregy, and Ari Meade attended a Beverly High ribbon cutting ceremony to showcase the new "The Michael J. Libow Music Industry Center" made possible by a \$50,000 donation. The Music Industry Center (MIC) is a three-room suite, consisting of a creative space with instruments such as a drum set, piano, keyboards, and synthesizers for writing sessions; a production space with 30 tech stations of audio production equipment; and a state of the art recording booth. The students move through three levels of courses to compose, record, produce and eventually publish music.

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briefs

Sattley Sues City over Vaccine Mandate

On Friday a lawsuit was filed in Los Angeles Superior Court on behalf of Beverly Hills Firefighters Josh Sattley and Ettore Berardinelli Jr. challenging the County vaccination mandate for healthcare workers. The lawsuit names Los Angeles County, Beverly Hills, Councilmember John Mirisch, and Los Angeles County Health Officer Muntu Davis.

"The California Constitution contains an express right to privacy, which the



Josh Sattley

California Supreme Court has interpreted to provide more protection than the federal Constitution. Thus, the 19th and 20th century cases that governments have relied on to uphold Covid-related mandates are not binding," Attorney Scott Street said.

Street, who is representing the plaintiffs, successfully litigated a case against the State and County last year for a coalition of gyms known as the California

Fitness Alliance.

"What will be binding is the California Supreme Court's holding that these cases must be decided on the merits, with an opportunity to gather evidence and develop a meaningful factual record. That's primarily what we are seeking: a fair process and transparency about why the County and City adopted this mandate, what other options they considered and why they denied good-faith requests for religious exemptions that are protected by the First Amendment," Street said.

In Aug. Davis issued the County Health Mandate for health care workers. This mandate applies to anybody in the County who provides health related services, including firefighters. The mandate allows for religious and medical exemptions.

The lawsuit claims that Beverly Hills Firefighters who requested religious exemptions were subjected to "an interrogation process" and that the city has no authority to question religious exemptions to the mandate.

According to the complaint, there were 23 "interrogations" that took place between Sept. 28 and 30. The city denied eight requests for religious objections and granted the rest. Sattley was denied a religious exemption and was immediately put on unpaid leave.

The complaint further states that Berardinelli received a religious exemption but has been retaliated against. For example, the city assigned Berardinelli to a different job that receives far fewer calls and is not allowed to respond to certain calls.

"He is constantly being discriminated against because of his religious views and deprived of opportunities to advance in his career," the complaint states.

The complaint also criticizes Davis's claim where he stated "vaccination against COVID-19 is the most effective means of preventing infection with the COVID-19 virus," because Davis did not base that statement on any evidence.

The complaint also attaches a letter from Mirisch that he wrote to the Weekly where he addresses concerns that 25 of 86 Beverly Hills firefighters have applied for exemptions to the vaccine mandate.

"This seems to be nothing short of an attempt to manipulate the system on a massive scale. Religious exemptions are meant for deeply held and sincere religious convictions; they are not hall passes for those who don't want to take the vaccine, however strong those feelings are or whatever conspiracy theories they may believe," Mirisch wrote.

On Monday, Mirisch defended his statements and said he believes the city shouldn't grant any religious or medical exemptions.

"These people are supposed to be serving the public, something they seem to have forgotten long ago. To say that their behavior is selfish and self-entitled is an understatement. As LA Times columnist Steve Lopez wrote: their job is to serve and protect, not to serve and infect. There was a rally in front of City Hall in October, endorsed and supported by the BHFA, which was nothing more than an anti-vaxxer, science-denying MAGA-palooza. They are claiming they are not anti-sci-

ence or anti-vaccine, but they were standing next to people holding signs saying 'COVID is a scam' and cheering on activists who were encouraging the harassment of our schoolchildren and their parents. They are talking out of both sides of their mouths," Mirisch said.

Sattley was chanted as a hero by the people in attendance at the rally in front of City Hall.

"At this point, although the Council majority disagrees, I would not - along with, among others, Mayor [James] Butts in Inglewood and Governor [Steve] Sisolak in Nevada - grant religious exemptions at all. I'm not interested in what our employees' religious convictions are. They should be irrelevant. This is a health intervention for our entire Community. It's a job requirement. If someone can't or won't fulfill the requirements of the job, they are free to seek employment elsewhere," Mirisch said.

The plaintiffs are also seeking unspecified compensatory damages.

"The work of emergency first responders puts them on the front lines of patient care. The City remains committed to protecting the health of our residents and visitors during this ongoing pandemic," Chief Communications Officer Keith Sterling said.

Stainbrook Hosts Town Hall; Appears on Fox News

On Sunday Beverly Hills Police Chief Mark Stainbrook hosted a Town Hall event where he gave a 15 minute speech and discussed concerns with the community.

Stainbrook began his speech by quoting a statement from Robert Peel.

"The police are the public and the public are the police," Stainbrook said.

He then discussed the rising crime in Beverly Hills and surrounding areas stating that in 2019 Beverly Hills had 82 violent crimes within the city and in 2021 that number is 132. According to Stainbrook, the city is being targeted by groups coming from other cities.

Stainbrook addressed what the department has done to be able to respond to the rise in crime. This includes hiring five new police officers, an increase in private security, and mandating overtime. The department is also in the process of hiring more police officers.

The city currently has over 2000 cameras and is looking to hire more people to be able to monitor those cameras in real time. On Saturday the department also started using their first drone flying in the city. The city currently has some license plate readers and will be adding 20 more



Wells Sworn-In

On Tuesday Mary Wells (left) was sworn-in as the new Board of Education President by Judge Fred Wapner (right).

within the next six to nine months.

"I want people to know, don't come to Beverly Hills to commit crime," Stainbrook said.

Residents also addressed concerns and comments during the meeting. Among one of the comments was Planning Commissioner Chair Andy Licht, who is running for City Council.

"My home [has been] burglarized and heirlooms have been taken. My car [has been] broken into twice in my driveway this year. We used to leave our front door and our doors unlocked. Now we lock everything and have a burglar alarm on," Licht said.

Another comment made at the town hall was from Public Works Commissioner Sharona Nazarian, who is also running for City Council.

"I want to know how we can disseminate information more clearly to be able to communicate with our residents when situations happen. You don't know where you're going, you may be going towards a situation and I think that we can work on better lines of communication with the community," Nazarian said.



Many other comments addressed concerns regarding the rise in crime and lack of prosecution from Los Angeles District Attorney George Gascón.

Stainbrook also appeared on Fox News on Dec. 7 to talk about the crime spree wreaking havoc in Calif.

"We're catching the criminals, the problem is we're catching them over and over again," Stainbrook said.

The California Supreme Court has eliminated cash bail for defendants who

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can't afford it, which Stainbrook argues puts criminals back on the street.

"They're being released very quickly without bail and they're not staying in prison. So, we just continue to deal with the same people again and again," Stainbrook said.

Stainbrook said state laws and policies have contributed to the rise in crime over the past 10 years. Specifically Prop 47, AB 109, and Prop 57. He said that these measures essentially 'decriminalized' many of the crimes in Calif and allowed more prisoners to be released.

Stainbrook also said he will be putting a Beverly Hills detective onto the LAPD Follow Home Task Force.

Blake Provides BHUSD Construction Update

At the Dec. 7 Board of Education meeting construction manager Don Blake provided an updated report to the Board regarding some of the current projects that are under construction throughout the BHUSD.

At Horace Mann School, the restroom upgrades and new touchless water bottle fillers project are complete.

At Beverly Vista Middle School, the contractual work for the restroom upgrades, new PE lockers, and new touchless water bottle fillers project is complete. The staff parking and adjacent sidewalk and curb work is pending formal approval from the city. In Building E the new HVAC system is complete as well as the boys locker room and girls locker room project.

At El Rodeo Elementary School, the auditorium which has been closed since 2019, custom rigging is in manufacturer production. Rough-in-walls and ceiling are currently in progress. The stage room and floor assembly is also in progress. In Building B, they are currently working on dormers on roofs, chipping concrete out for plumbing at restroom 166A, and completing the exterior wall repair of stucco. They are also working on roofs and metal stud framing. In Building D, they are currently working on rough-in-walls and ceiling and rough plumbing in restroom walls. They are installing piping and duct, and working on framing and drywall for the first and second floor. They are also installing door frames and chipping out concrete in the basement. In Building E, they are installing countertop supports and steel for HVAC. They are working on rough plumbing in the restroom walls and roof work is progressing with new clay tiles ready to be placed shortly.

El Rodeo is currently two years behind schedule and slated to open in 2024. At Beverly High, buildings one and two are currently occupied and the furniture

selection for the ASB room is in process. In building three, the concrete walls under the balcony in the audience chamber are ready to be placed and the dance floor has been installed. The Salter Theater is undergoing underground plumbing. In the choral room, north concrete walls have been poured. In the second floor classrooms the redesign for the ceiling frame is ongoing.

City Council Approves Urgency Ordinance in Response to SB 9

At their Tuesday meeting the City Council approved a proposed urgency ordinance that would establish emergency regulations related to objective standards for Senate Bill 9 (SB 9) projects.

The bill was authored by Senate President Pro Tempore Toni Atkins (D-San Diego), and state Sen. Scott Wiener, (D-San Francisco).

SB 9 will go into effect on Jan. 1.

This ordinance would allow the city to appropriately regulate urban lot splits and the development of new units that are allowed under provisions of SB 9 while permanent regulations are established.

SB 9 was signed by Governor Gavin Newsom on Sept. 16. It requires ministerial approval of a two-lot subdivision (referred to as an "urban lot split") and development projects for up to two units per lot in single-family zones, and supersedes several city regulations regarding single-family residential subdivision and development standards.

The bill does preserve some authority for local jurisdictions to enact regulations through the adoption of new and objective zoning regulations.

A proposed two-lot subdivision must meet certain requirements in order to qualify for the ministerial approval process. The lot must be located in a single-family residential zone and within an "urbanized area." The definition of an urbanized area applies to Beverly Hills.

On Nov. 2 the City council directed staff to create an affidavit requirement for SB 9 projects that outlines the prohibitions and requirements for SB 9 projects; create objective zoning standards to regulate projects that are allowed under the provisions of SB 9; and establish an affordability requirement for SB 9 developments.

This urgency ordinance allows the City to appropriately regulate urban lot splits and the development of new units that are carried out through the provisions of SB 9 while permanent regulations are established.

City Council Adopts Resolution in support of the Brand-Huang-Mendoza Tripartisan Land Use Initiative

At their Tuesday meeting the City Council adopted a resolution in support of the Brand-Huang-Mendoza Tripartisan Land Use Initiative, which would amend the Calif. Constitution to preserve local control over zoning and land use.

The Initiative provides that adopted local land use and zoning laws override



Theatre 40 Presents "Good People"

(L to R): Scott Facher, Charlotte Williams Roberts, and Alison Blanchard during Theatre 40's production of "Good People." The play will run through Jan. 9.

conflicting state laws. It is also known as ballot measure 1910.

According to the staff report, in the past several years, the state legislature has passed many laws restricting the ability of local governments to make land use, zoning, and planning decisions and has increasingly seen issues of land use as matters of statewide concern. This overrides a local jurisdiction's authority over land use, zoning, and planning decisions.

Both general law and charter cities and counties in Calif. make most decisions about when, where, and what type of housing will be built. Cities and counties enact zoning ordinances to set property-specific land use requirements, which typically defines how each property can be used.

Currently, the local affairs rules do not prohibit the state from regulating zoning or land use when necessary to address a statewide concern. For example, state law requires counties and cities to carry out certain planning exercises that attempt to ensure they can accommodate projected housing needs based on anticipated population increases.

The initiative also specified that zoning and land use laws in cities and counties would prevail over conflicting state general law, according to the staff report.

Although the state could continue to enact laws in regards to local zoning and land use, rather than follow state law, cities and counties could enact conflicting laws. These local laws would most likely prevail over state law.

Cultural Heritage Commission Declines Landmark Nomination

At their Dec. 8 meeting the Cultural Heritage Commission declined a Landmark Nomination for the residence located at 1010 Hillcrest Road as a potential local landmark and declined to add the property to the Beverly Hills Register of

Historic Properties.

The residence was originally built for Paul and Jean Trousdale, who lived in the house for over 30 years. Paul Trousdale was a prominent real estate developer known for building Trousdale Estates in Beverly Hills.

The Trousdale residence is a 5,500 square foot single family home and was designed by John Elgin Woolf in 1959. The property combines elements of English Regency and French architecture.

The property has undergone several alterations since its original construction, the most significant being a second story added to the structure in the 1970s.

The reason the Commission declined to nominate the residence as a local landmark is due to the number of alterations



1010 Hillcrest Road

the property has undergone over the years as well as the lack of integrity. The decision of the Commission may be appealed only by the property owner.

Public Works Commission Discusses EV Charging Stations

At their Thursday meeting the Public Works Commission discussed an update on the electric charging program.

Beverly Hills currently operates 35 Level 2 EV Charging stations, which provide 59 charging connections. These stations are located in 14 public parking facilities and at Roxbury Park.

The City Council approved the implementation of an Electric Vehicle charging policy in 2018 and a revised policy in Jan. to comply with Senate Bill 1000 (SB 1000). SB 1000 prohibits cities from re-

stricting hybrid vehicles from connecting to EV Charging stations.

The EV Charging fees include an energy fee of \$0.25 per kWh and a Station Fee with the first two hours free and \$6.00 for each additional hour. There is a 10% credit card transaction fee paid to the provider, ChargePoint.

According to the staff report, Calif is projecting that by 2030, there will be 5 million zero emissions vehicles (ZEVs) in the state. It will require about 700,000 EV charging stations to support these vehicles. Beverly Hills is planning to support this growth by starting the initial planning phase to upgrade the electrical supply and determining the necessary numbers of Level 2 and DC fast charging stations.

Planning Commission Approves In Lieu Parking request

At their Dec. 9 meeting the Planning Commission conditionally approved a request to provide four parking spaces through participation in the City's In Lieu Parking Program to meet parking requirements for an addition to an existing commercial building located at 455 North Rodeo Drive.

The project involves an addition to the rear of the existing commercial building. The two-story tenant space is approximately 4,875 square feet and occupied by Loro Piana, a luxury goods retail store.

The proposed addition seeks to expand the retail sales and storage areas of this tenant to the rear of the first and second floors of the building.

The proposed addition would be built over the existing parking and loading areas located to the rear of the property, resulting in 1,363 square feet of new floor area to the existing building. The addition will require a total of four in lieu parking spaces.

The project requested participation in the In Lieu Parking program to allow the four required parking spaces to be provided because the additional parking spaces cannot be accommodated on site.

City Council Discusses Gale Staging Yard

At their Dec. 7 meeting the City Council held a discussion regarding the future use of the Gale Staging Yard, located at 8421 Wilshire Boulevard.

The site is currently used by Metro to stage construction equipment related to the Purple Line Extension Project. The site is about 400 feet from the future Wilshire/La Cienega subway station. Metro will continue to use the site until 2024.

The city had previously considered using the site in the future as a police substation or mobility hub in the Draft Plan for Connect Beverly Hills: Meet Me on Wilshire and La Cienega. A mobility hub is intended to connect a variety of modes of transportation, along with other amenities, in one place.

Adjacent to the site, at 8423 Wilshire Boulevard, is the "clock market site," which is also owned by Beverly Hills and could be incorporated into future development of the site, according to the staff report.

Other potential uses that were discussed include: housing, commercial office or retail uses, and visitor amenities.

Architectural Commission Approve New Three-Story Commercial Building

At their Wednesday meeting the Architectural Commission conditionally approved an architectural review to allow a new three-story commercial building located at 315-319 North Beverly Drive with rooftop uses and a carousel parking system.

On Aug. 18 the commission previewed the project proposal and provided comments for the applicant team to consider before formal approval.

The comments made by the commission included: consider increasing the quality of finish details, for the building to increase the aesthetic; provide images of the structure from a distance to show the parking structure, as viewed from the



Rendition of Project

public right-of-way; and provide details for the plantings proposed on the upper floor planter area and include details for all necessary drainage and to protect the glazing from water staining.

On Nov. 18 the Planning Commission reviewed and conditionally approved the applicant's request for a Zone Text Amendment, Development Plan Review, Conditional Use Permit, and In Lieu Parking.

City Council Approves Purchase of Ballistic Vests

At their Dec. 7 meeting the City Council adopted a resolution authorizing the acceptance of grant funding under the Federal Bulletproof Vest Partnership (BVP 21) of \$7,045 for the purchase of ballistic vests.

The Department of Justice sets forth an annual grant program designed to assist police departments in the procurement of state-of-the-art bulletproof vests, to be worn by police officers.

The program was authorized as a means of providing resources for local governments.

The program contributes 50% of the cost of bulletproof vests for officers employed by eligible agencies.

Beverly Hills was approved for the FY 2021 grant to purchase up to 18 bulletproof vests for a total of \$7,045 through the end of Aug. 31, 2023.

The approximate cost for purchasing 18 bulletproof vests is \$13,849.02. The grant will reimburse the city for 50% of the costs associated with these purchases.

City Council Approves Per Capita Grant Funds from Park and Recreation

At their Dec. 7 meeting the City Council approved a resolution for Per Capita Grant funds from the Calif. Department of Park and Recreation through Proposition 68, Parks, the Environment, and Water Bond Act of 2018. These funds are intended to be used as reimbursement for park projects.

The City has an allocation of \$198,909 in Per Capita Grant funds through the Calif. Department of Parks and Recreation.

Community Services will utilize the funding to offset costs associated with the Roxbury Park Playground Pour in Place Replacement project which the City Council approved on Oct. 26 and costs approximately \$234,000.

The reimbursement funding will allow for additional park improvements that are planned or have been deferred due to lack of available funds.

The city is required to provide a 20% match since the project is not serving a community in an area with a median household income of less than 60% of the state average.

City Council Approves OTC Grant

At their Dec. 7 meeting the City Council approved the acceptance of grant funding from the California Office of Traffic Safety (OTS) in the amount of \$92,000.

According to the staff report, the Police Department intends to maintain periodic sobriety enforcement operations during Fiscal Year 2021-22. Under this grant, OTS has agreed to reimburse the city for overtime, training/travel, and supply expenses incurred for conducting authorized grant activities.

The city has implemented a public education campaign and enhanced traffic enforcement related to driving while impaired, intoxicated, and/or distracted. Prior grant funding through OTS has supported sobriety and driver's licensing checkpoint operations. This grant funding is meant to continue to supplement the police department's safety efforts.

Beverly High Graduate Named Forbes 30 Under 30

Justin Brezhnev, a 2010 Beverly High graduate, has been named on Forbes 30 under 30 list. In 2017, he was also named on Jewish Journal's 30 under 30 list.



First-Ever Polo Lounge-Inspired Wedding with a Plant-Based Twist

2004 Beverly High graduate Amanda Molina married Geoff Rosen on Sunday, Dec. 5 at the Beverly Hills Hotel, in the first-ever Polo Lounge-inspired wedding, which featured a 100% plant-based vegan menu. Amanda met her husband in 2016 at a party hosted by their mutual friend. Geoff is from New York City and is an Emmy award winning TV producer and development executive.

Brezhnev is the founder of Hacker Fund, a nonprofit that throws hackathons for students to learn entrepreneurship and tech skills. Since 2014, Brezhnev has been pairing *Justin Brezhnev* high school and middle school students with mentors at more than 150 companies including Apple and Google to solve coding problems.

He graduated from UCLA in communication studies and is also the founder of Silicon Beach Sports League, a nonprofit that encourages its members to socialize and stay fit.

Human Relations Commission to Discuss Kindness Week

At their Dec. 16 meeting the Human Relations Commission is expected to discuss Kindness Week, which is slated to take place Feb. 13 until Friday, Feb. 18.

Proposed activities and events by the commission include: Social Media Kindness Campaign- this campaign will highlight Kindness Week activities and promote kindness across all social media platforms; suggested video challenge includes asking individuals about a time when someone was extraordinarily kind and made an impact on your life. All post will be tagged #BeverlyHillsKindness



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and #BHKindness.

Each year the Beverly Hills Library staff has participated in Kindness Week activities. For Kindness Week 2022, Library staff has committed to incorporating kindness themed programming for the week. Beginning on Feb. 14, Dial-a-Story will feature a book about kindness for families to call in and listen. The Library will also feature a comprehensive list of kindness books, e books, movies, and digital materials for all ages on their website and social media channels and on Feb. 17, commissioners are invited to read books about kindness to toddlers at the Library's outside Story Time program.

The commission will host a kindness booth Feb. 13 at the Beverly Hills Farmers Market to provide the community with the Kindness Week calendar of events and to distribute kindness pins.

The Beverly Hills Active Adult Club (BHAAC) Board has decided to purchase flowers to give out on Valentine's Day for seniors in the community who will be coming to Roxbury Park Community Center for programming.

Commissioners, Ambassadors, and other city staff will be provided with Kindness Pins and Cards to recognize and doc-

ument acts of kindness during the week. The individual's name and contact information will be recorded and entered into a drawing for a grand prize. The grand prize will potentially be a collection of donated goods and services from local businesses.

JEM Holds Chanukah Menorah Lighting at Maybourne Hotel

On Dec. 4 the JEM held their annual



(L to R): Jacob Getti, Daniel Rabkin, Itzik Raaber, Orion Buzaglo, Rabbi Daniel Illulian, Todd Silver, Yosef Feldman, Sam Hakim, Mayor Robert Wunderlich, Rabbi Yossi Illulian, Rabbi Hertzel Illulian, Doug Warner and Jino Hilton.

Menorah Lighting outside the Maybourne Hotel, headed by Rabbi Hertzel Illulian from the JEM Community Center along with Mayor Robert Wunderlich.

"Coming together as we did tonight to continue to celebrate Chanukah so each and everyone of us can metaphorically

be the Shamash that's going to be adding light to the world as we light the Menorah tonight," said Wunderlich.

Bradbury to March in 2022 Rose Parade

Beverly High band director Bill Bradbury will join other directors from across the country next Jan. 1 in the annual Rose Parade.

A custom-designed float will lead a "marching band of band directors." The Michael D. Sewell Memorial Foundation, based in Ohio, is the sponsor behind the project. The foundation was created to recognize and carry on the work of the late Mike Sewell, who dedicated his life to school music programs in his community for more than 38 years.

The parade entry will convey the theme, "America's band directors: We teach music. We teach life."

Following his training in music education at UCLA, USC, and the University of Illinois, Bradbury began his career as an instrumental music teacher in 1991, teaching in the LAUSD until 1994. In 1995 he was hired by the BHUSD to teach in the reinstated middle school instrumental mu-



Bill Bradbury

sic program at Beverly Vista and Horace Mann schools and in 2009 he replaced the retiring director at Beverly High.

--Breifs Compiled by Danielle Berjikian

Freshman Scores Three Goals as BHHS Girls' Soccer Team Routs New Roads

Freshman striker Sarah Lea Dahan scored three goals and junior midfielder-striker Kayla Kohanhediud scored twice as Beverly High routed New Roads, 7-0, in a nonleague girls' soccer game at Nickoll Field Monday.

Junior defender-striker Rena Nassirzadeh had a goal and an assist and junior defender-midfielder Valentina Steele also scored once for the Normans (4-3).

Junior Alexa Kreshek and senior Kate Chung combined on the shutout, with Kreshek making two saves in 55 minutes and Chung one in 25 minutes.

Senior striker Mimi Kessler had three assists, junior midfielder Katrina Chong two, increasing her team-leading total to seven, and junior defender Jayden Park and freshman midfielder-striker Alexandra Suder one each.

Beverly Hills led 6-1 at halftime.

Dahan's five goals shares the team lead with Chong.

Chong scored three goals and assisted on Kessler's goal in a 4-0 victory over Wiseburn-Da Vinci last Thursday in a nonleague game at Nickoll Field.

Kreshek made five saves for her second shutout of the season.

--Sports by Steven Herbert

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.

ARUTYUNYAN, ROMIK, 39, arrested on 11/20/21 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician.

RAYGOZA, RUBEN, PEREZ, 44, arrested on 11/20/21 for possession of drug paraphernalia, possession of meth/etc, driving while license is suspended, no proof of insurance, and expired registration.

SELF, MICHELLE, RENEE, 43, arrested on 11/20/21 for having a BHPD felony bench warrant.

MILLER, LARITA, NIKKIFIA, 39, arrested on 11/22/21 for having a BHPD misdemeanor bench warrant.

SASSOON, DANIELLE, MIRIAM, 28, arrested on 11/22/21 for theft or driving

of a vehicle.

GILL, JUSTICE, RASHEED MALIKE, 26, arrested on 11/23/21 for robbery.

RHYNE, CHYNELLE, TYLA LEE, 23, arrested on 11/23/21 for brandishing of imitation firearm.

VALLIN, SAUL, 38, arrested on 11/23/21 for petty theft.

HUDSON, ISAIAH, TERREL, 19, arrested on 11/23/21 for criminal conspiracy, robbery, and having a loaded firearm in public, person, or vehicle.

LAMBERT, LAKEYLIA, 37, arrested on 11/23/21 for criminal conspiracy and robbery.

STEPHENS, ANTONIO, EMERSON, 32, arrested on 11/24/21 for dirk/dagger.

NEVEU, SAMUEL, 27, arrested on 11/25/21 for public intoxication.

SEWELL, CORNELL, 32, arrested on 11/26/21 for driving under the influence of alcohol.

ISRAEL, NICKY, STEPHEN, 56, arrested on 11/25/21 for having an outside felony warrant.

RIOS, BAILEE, LYNN, 31, arrested on 11/25/21 for possession of a controlled substance, possession for sale, sale/transport/furnish organic drugs, and possession of a controlled substance without a license.

WENDORF, BRIAN, A, 32, arrested on 11/25/21 for possession for sale, sale/transport/furnish organic drugs, possession of drug paraphernalia, possession for sale mth/etc, possession of PCP for sale, and driving while license is suspended.

LOPEZ, VALENTINO, GUADALUPE, 25, arrested on 11/26/21 for parole violation-remain under legal custody to return to prison, and receiving stolen property.

AYAR, JEZRELL, UREAL, 22, arrested on 11/26/21 for receiving stolen property.

DILLARD, ANDREA, PATRICE, 59, arrested on 11/27/21 for driving under the influence of alcohol.

JACINTO, ADONY, OSWALDO, 28, arrested on 11/27/21 for battery-use of force

or violence upon another person, and public intoxication.

UNDERWOOD, ARCHIE, 45, arrested on 11/27/21 for driving under the influence of alcohol.

MARTINEZ, WILLIAM, JUNIOR, 43, arrested on 11/28/21 for having a BHPD bench warrant, and having an outside felony warrant.

VILLASENDOR, SALVADOR, ERIC, 34, arrested on 11/28/21 for possession of a controlled substance, commercial burglary, and possession of burglary tools.

FRANKLNY, NATHAN, KI YONCE ARI, 21, arrested on 11/28/21 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, driving without lights during darkness, modified exhaust, minor without helmet, and expired registration.

PAZ, MARVIN, GIOVANNI, 19, arrested on 11/30/21 for robbery.

HERNANDEZ, REFUGIO, EDDIE, 35, arrested on 11/30/21 for embezzlement.

arrests cont. from page 7

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coverstory

READY TO LEAD

Board of Education President Mary Wells Discusses Her Plans for the BHUSD

By Danielle Berjikian

Mary Wells was sworn-in as the new BHUSD Board of Education President on Tuesday (see page 3).

What are your goals as the incoming BHUSD Board of Education president?

My primary goal is to improve the functionality as a Board and foster collaboration at every level to make better informed decisions about the needs of the district. And provide focused leadership with vision and clear direction to serve our students and community.

What have you learned from your past year on the board?

I learned how important collaboration is for the success of the board and that it will be central in my actions and initiatives this year as president.

I also learned that there are many talented people who care passionately about our schools and students. And that when given the opportunity to participate they can make a meaningful difference.

Are you satisfied with how the appointment process went in regards to

the vacancy?

Yes, I feel that the Board worked really well together. We received the information that we needed to be able to make a good decision. I think the Board collaborated really well and we achieved consensus for the appointment. I am very excited to have Gabe Halimi on our Board and I am really looking forward to working with him.

Would you say there's a more harmonious board now?

I think that all of the members of the Board want to have more professionalism and better decorum on the Board so we can focus on the issues.

What are your thoughts regarding the shortfall for the district's construction program?

[Don Blakes] Team Concept Development Services gave the Board a report highlighting the many factors it believes affected the bond program. The biggest impact was the cost of the oil wells and other changes were escalation costs. The board is now in the process of reviewing

"I want to create an environment that is collaborative within the board, with the superintendent, the students, the parents, and the city"



(L to R): Sydney Hanover, Mary Wells, John Hanover, Cassidy Wells, and Jacob Hanover

where we are in our modernization plan and prioritizing the work with the funds that we have available. What's most important is that we complete our modernization program so that we can get our students back into classrooms.

Does the Board intend on introducing another bond next year?

We have had no conversations about introducing a bond for next year.

How would you evaluate the job Superintendent Michael Bregy is doing?

I think Dr. Bregy is doing an excellent job at navigating the pandemic without a playbook. He's a really effective leader and he's built a strong team which has provided stability for the school district.

"I learned how important collaboration is for the success of the board and that it will be central in my actions and initiatives this year as president"

What is one thing you would like to accomplish by this time next year?

I have a few things I would like to accomplish by this time next year. One is to improve the operations of the Board. Allow for better decision making and

support the superintendent to meet the goals established to carry out the mission and vision of the district. I want to create an environment that is collaborative within the board, with the superintendent, the students, the parents, and the city. I want to bring professionalism

and decorum to the board. And I want to prioritize the most pressing issues for our district and align them with our strategic plan. Pressing issues in my opinion are mental health, social and emotional health, our facilities, and enrollment.

arrests cont. from page 6

FAGUINGAS, ALVA, AZORES, 42, arrested on 11/30/21 for caretaker theft, embezzlement, forgery or fraud from elder/dependent adult, and using access card obtained without the cardholders or issuers consent.

KING, ROBERT, JAMES, 46, arrested on 12/1/21 for trapping.

BROOKS, ANDREY, 27, arrested on 11/2/21 for appropriating lost property for own use without making efforts to locate the owner and restore the property.

DAVADGHAR, GHODRATALAH, 72, arrested on 12/2/21 for assault-domestic violence/inflicting corporal injury.

D O S S , STEVEN, MITCHELL, 48, arrested on 12/2/21 for public intoxication.

A S A R - A E I , SHAHRI-

AR, 33, arrested on 12/2/21 for battery against a person defendant had been dating, agnament, marriage or domestic relationship.

WILCOX, ANTHONY, CHARLES, 26, arrested on 12/2/21 for having an outside misdemeanor warrant.

SCULLY, IAN, MARTIN, 43, arrested on 12/3/21 for possession of drug paraphernalia.

ORDONEZ, PAUL, GEORGE, 36, arrested on 12/3/21 for petty theft.

SEXTON, DANIEL, PATRICK, 34, arrested on 12/3/21 for assault-domestic violence/inflicting corporal injury.

SHAW, SHANICE, 42, arrested on 12/4/21 for trespassing-occupying property without consent.

REUDA, RAYMOND, EULIS, 35, arrested on 12/3/21 for driving under the influence of alcohol.

KABIR, KUMAR, 31, arrested on 12/3/21 for residential burglary.

GOLDMAN, TALIA, ANN, 37, arrested on 12/4/21 for violation of protective property.

JARETT, JEFFERY, 41, arrested on 12/5/21 for driving under the influence of

alcohol.

MARTINEZ ROMERO, LUIS, 24, arrested on 12/4/21 for having an outside misdemeanor warrant.

ESTIBAN, JEAN, ESTAFAN, 57, arrested on 12/4/21 for having an BHPD bench warrant and an outside misdemeanor warrant.

HARRIS, FRANK, 22, arrested on 12/5/21 for theft of vehicle parts, and robbery.

HENDERSON, DARYON, 21, arrested on 12/5/21 for theft of vehicle parts, providing false ID to a police officer, and robbery.

CARSON, JAQAREE, 24, arrested on 12/5/21 for theft of vehicle parts, robbery, and possession of burglary tools.

ZHANABILEV, KUAT, 42, arrested on 12/6/21 for public intoxication.

MAYNOR, AARIEL, 29, arrested on 12/2/21 for murder.

FUNCHES, MACHARIA, DELANO, 29, arrested on 12/6/21 for possession of a controlled substance.

TILLERY, MARCUS, DEQUINCEY II, 30, arrested on 12/6/21 for driving under the influence of alcohol and drugs, and

large capacity magazine.

RIMA, ADRIAN, 32, arrested on 12/5/21 for intimate touching against the will of the victim.

JOHNSON, MARQUETTA, LANAI, 33, arrested on 12/6/21 for driving while license is suspended, stopping at red signal or arrow, and having no plates or one missing.

GALISTAN, EDUARD, 47, arrested on 12/6/21 for residential burglary, and possession of burglary tools.

DUNN, JOSHUA, TATE, 32, arrested on 12/6/21 for possession for sale of meth/ etc, probation revoked, residential burglary, possession of burglary tools, false personation of another person, and getting credit using someone else's ID.

PEREZ, ROBERT, CARLOS, 34, arrested on 12/7/21 for possession of meth/etc, and trespassing.

GEOMFUENTES, YEIMY, ARACELY, 28, arrested on 12/8/21 for possession of drug paraphernalia, and having an outside misdemeanor warrant.

SCHRODER, JOHN, ELLIOT, 33, arrested on 12/8/21 for possession of drug paraphernalia, and possession of meth/etc.

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pointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 19, 2017, as Instrument No. 20171469178 of official records in the office of the Recorder of Los Angeles County, CA, executed by: Samy Ibrahim Hakim, as Trustee of the New Venture Trust, Under Trust Instrument dated October 3, 2017, as Trustor (the "Trustor"), in favor of Spirit of Texas Bank, SSB, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/13TH INTEREST IN AND TO LOT 1 OF TRACT NO. 54187, IN THE CITY OF BEVERLY HILLS; COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1345, PAGES 59 THROUGH 61, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 101, 102, 201, 202, 301, 302, 303, 401, 402, 403, 501 AND 502 AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN RECORDED MARCH 24, 2008 AS INSTRUMENT NO. 2008-40812T, OF OFFICIAL RECORDS AND AMENDED MAY 19, 2008 AS INSTRUMENT NO. 2008-883874^ OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: UNIT 102 AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 21-00172-2CTT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1.866.684.2727, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case 21-00172-2CTT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days

after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 155 N. Hamilton Dr. #102, Beverly Hills, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,003,912.36 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: December 1, 2021 CHICAGO TITLE COMPANY, TRUSTEE 21-00172-2CTT 1101 Investment Blvd., Suite 170 El Dorado Hills, CA 95762 916-636-0114 /I Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4738557 12/09/2021, 12/16/2021, 12/23/2021

APN: 4340-023-064 TS No: CA08000650-18-1-FT TO No: 191050282-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 30, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 13, 2022 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 30, 2005 as Instrument No. 05 2362941, of official records in the Office of the Recorder of Los Angeles County, California, executed by ROBERT WEST AN UNMARRIED MAN, AS HIS SOLE & SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FLAGSTAR BANK, FSB. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9005 CYNTHIA AVE NO. 209, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of

the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$431,978.52 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA08000650-18-1-FT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call www.Auction.com, or visit this internet website <https://tracker.auction.com/sb1079/>, using the file number assigned to this case CA08000650-18-1-FT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more

than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 3, 2021 MTC Financial Inc. dba Trustee Corps TS No. CA08000650-18-1-FT 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. Order Number 78915, Pub Dates: 12/9/2021, 12/16/2021, 12/23/2021, BEVERLY HILLS WEEKLY

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DORIS BERNICE SEBULSKY AKA DORIS B. SUBULSKY AKA BERNICE SEBULSKY CASE NO. 21STPB11518

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DORIS BERNICE SEBULSKY AKA DORIS B. SUBULSKY AKA BERNICE SEBULSKY. A PETITION FOR PROBATE has been filed by RUTH DENBURG YOSHIWARA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that RUTH DENBURG YOSHIWARA 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 in this court as follows: 01/10/22 at 8:30AM in Dept. 67 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
JENNIFER F. HUDSON, ESQ. - SBN 235002
FERCOVICH HUDSON LAW
10880 WILSHIRE BLVD.
SUITE 1101
LOS ANGELES CA 90024
12/16, 12/23, 12/30/21
CNS-3537286#

ORDINANCE NO. 21-O-2853

AN INTERIM ORDINANCE OF THE CITY OF BEVERLY HILLS TO PROVIDE OB-

JECTIVE STANDARDS FOR SENATE BILL 9 PROJECTS IN SINGLE-FAMILY RESIDENTIAL ZONES, AND DECLARING THE URGENCY THEREOF

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

Section 1. Legislative Findings.

(1) During the 2021 legislative session, the California Legislature passed, and the Governor signed Senate Bill 9 (SB 9), which requires local agencies to ministerially approve urban lot splits and development to two residential units per single family residential lots provided the projects meet certain criteria. SB 9 will become effective on January 1, 2022.

(2) SB 9 projects will have the potential to significantly impact the character of the City's well established single family neighborhoods.

(3) The City intends to study and formulate permanent regulations for the implementation of SB 9 projects in the City, but will not be able to complete that exercise prior to January 1, 2022, when SB 9 will become effective. Thus, the City Council wishes to adopt an interim ordinance that will take effect immediately and preserve limits on development and rental rates for units constructed under SB 9 while permanent standards are studied and formulated.

(4) SB 9 projects have the potential to impact the health, safety, and welfare of residents in the City, and particularly on the character of single family residential neighborhoods, the garden quality of the City, vehicular and pedestrian safety, on-street parking demand and impacts, and housing affordability. As such, the City of Beverly Hills City Council finds that there is an immediate need to establish objective zoning and subdivision standards for SB 9 projects in order to protect the public health, safety, and welfare while it studies permanent land use regulations for such projects and to ensure SB 9 does not have a detrimental impact on single family residential neighborhoods within the City. This process may be lengthy and therefore the City Council wishes to adopt an interim ordinance that will take effect immediately to ensure that the health, safety and welfare is not impacted by SB 9 projects.

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

(6) 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. 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.

(7) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates, and for the current 2021-2029 planning period, the City must accommodate the development of 1,005 residential units affordable to very low income households, and 678 units affordable to low income households.

(8) To address these issues of affordability in Beverly Hills, it is necessary for the City to limit the size of units developed pursuant to SB 9 and to require that some units be affordable to low income families, as an interim measure to ensure that SB 9 developments do not conflict with forthcoming permanent regulations.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits certain developments 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.

Section 3. Urgency Findings.

The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare and that urban lot splits and additional unit development pursuant to SB 9 that does not conform with the certain objective standards established by the City constitutes a threat to the public health, safety, or welfare, as described in Section 1, above.

The City Council finds and determines that there is the potential for an immediate threat to the public health, safety, or welfare in the event

of a proliferation of SB 9 projects without local regulatory standards.

Section 4. Prohibition on SB 9 Projects that Fail to Comply.

Notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, residential development projects and urban lot splits proposed pursuant to Senate Bill 9, are prohibited unless the project complies with the following requirements, which although interim, shall be codified as a new Article 49 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows:

"ARTICLE 49. Objective Standards for Housing Projects and Urban Lot Splits in Single Family Residential Zones Pursuant to Senate Bill 9.

10-3-4900: Purpose.

The provisions of this interim article establish standards and procedures for projects developed pursuant to the regulations included in state Senate Bill 9 (SB 9).

10-3-4901: Definitions.

For the purposes of this article, certain words and phrases used in this article are defined as follows:

Senate Bill 9 or SB 9 means the state law passed by the California state senate and approved by the Governor on September 16, 2021. The bill amends Government Code section 66452.6 and adds to sections 65852.21 and 66411.7 of Chapter 162, and takes effect on January 1, 2022.

Urban lot split means a parcel map subdivision of a single family residential parcel as permitted pursuant to SB 9 that creates no more than two parcels of approximately equal lot area.

Front lot means when an urban lot split creates two lots where there was previously one lot, the lot with the most frontage on the primary street shall be considered the front lot.

Rear lot means when an urban lot split creates two lots where there was previously one lot, the lot with the least frontage on the primary street shall be considered the rear lot.

Rear lot front setback means the distance between the front lot line and closest element of a building or structure on the site area of a rear lot created by an urban lot split. The front lot line of such rear lot may also be the rear lot line of the front lot, and shall be the lot line closest to, and parallel to the primary street.

10-3-4902: Applicability.

Notwithstanding any other provision of this Chapter and Chapter 2 of Title 10, the provisions of this Article shall apply to residential projects and urban lot splits that are proposed pursuant to the regulations in SB 9. Except as expressly provided in SB 9 or in this Article, all other regulations of the underlying zone of a property developed pursuant to SB 9 shall apply, along with all other applicable regulations from Chapter 2 of Title 10 as related to any urban lot split.

10-3-4903: General Requirements; Covenant Required.

A property owner seeking to complete an urban lot split, or develop units on a single-family residential property pursuant to the regulations set forth in SB 9 and the standards in this article, shall be subject to the following general requirements, which shall be accepted and acknowledged by the property owner by signing and recording a covenant against the property. The covenant shall be supplied by the City and provide as follows:

A. The short term rental (defined as a "single-family transient use" in section 10-3-100 of this chapter) of any units and Accessory Dwelling Units (ADUs) on the site shall be prohibited;

B. Non-residential uses on the site shall be prohibited;

C. Any subsequent urban lot split of land that was previously subdivided with an urban lot split shall be prohibited;

D. The owner of the property for which an urban lot split is proposed shall sign an affidavit stating that the owner intends to occupy one of the housing units as their principal residence for at least three years from the date of the approval of the urban lot split; and

E. If, pursuant to SB9, more than one unit is

developed on a lot, one of such units shall be rented or leased at a maximum rate affordable to low income tenants, if it is rented. Upon request from the City, the property owner shall furnish a copy of the rental or lease agreement of any unit that is rented or leased and has resulted from an SB 9 project.

10-3-4904: Urban Lot Split Regulations.

Upon approval of a tentative parcel map or parcel map, a single-family residential lot may be subdivided into two lots, also referred to as an urban lot split, pursuant to the regulations contained in SB 9 as follows:

A. No lot resulting from an urban lot split shall be smaller than 1,200 square feet.

B. The two resulting lots shall be approximately equal, and no smaller than 48% or larger than 52% of the lot area of the original parcel.

C. No flag lots shall be created as a result of an urban lot split if the subject property is adjacent to an alley, located on a corner, or on a through lot.

D. The width of any lot resulting from an urban lot split shall not be less than 75% of the original lot width.

E. No right-of-way dedications shall be imposed upon urban lot split projects.

10-3-4905: Maximum Number of Units.

A. For projects that include an urban lot split, no more than two units may be located on a site. The units must conform to the objective standards included in this article.

B. For projects that do not include an urban lot split, no more than four units (including one ADU, and one Junior ADU) may be located on a site. The units must conform to the objective standards included in this article and as otherwise regulated by ADU or Junior ADU regulations.

10-3-4906: Maximum Unit Size.

No unit constructed pursuant to SB 9 regulations shall be more than 800 square feet in size. For the purposes of this article, basements shall count as floor area.

10-3-4907: Maximum Unit Height.

No unit constructed pursuant to SB 9 regulations shall exceed 14 feet and one story in height.

10-3-4908: Setbacks.

A. Side and rear setbacks. Any units constructed pursuant to the provisions of SB 9 shall have a minimum four foot setback from all side and rear lot lines.

B. Front setbacks for front lots shall be the setback as established in the records for each site area maintained by the City's community development department, unless that setback is not established in the City's records, or it is zero. If the front setback for a particular site area is zero or is not established in the City's records, then the front setback for that site area shall be determined as follows:

1. For developed site areas, the front setback shall be the lesser of either:

a. The distance between the front lot line and the closest element of the existing primary residence; or

b. The average of the front setbacks of the other site areas on the same side of the street in the same block.

2. For undeveloped lots, the front setback shall be the average of the front setbacks of the other site areas on the same side of the street in the same block.

C. Front setbacks for rear lots. The rear lot front setback shall be ten feet. The front lot line shall be the lot line closest to, and parallel to the primary street.

D. Setbacks for existing structures. No setbacks shall be required if a unit is constructed within the footprint of an existing structure on a lot.

10-3-4909: Minimum Width of Building.

The front most unit constructed on a site with street frontage shall have a minimum unit width of 40 feet or 75% of the lot width, whichever is less.

10-3-4910: Design of Unit.

A. The front most unit constructed on a front lot shall have a front door facing the street.

B. Each unit on each lot created by an urban lot split shall have a separate entrance.

C. Any unit other than front most unit, or the front most unit on the front lot, shall be completely screened by either: 1) other unit(s) on the lot; or 2) landscaping.

10-3-4911: Parking.

A. Parking required - One parking space is required for each unit created pursuant to SB 9, unless the parcel upon which the unit is created is within one-half mile of a high quality transit corridor or a major transit stop or there is a car share vehicle located within one block of the project.

B. Parking location restrictions -

1. Parking shall not be provided within a front setback.

2. Rear lot parking shall be accessed via an alley, if there is an alley.

10-3-4912: Affordable Rental Rate Required.

If, pursuant to SB9, more than one unit is developed on a single lot, one of such units shall be available at a rental rate affordable to low income tenants if it is rented. Upon request by the City, a property owner shall furnish the rental or lease agreements for any units rented or leased on a parcel that was developed pursuant to the regulations outlined in this article.

10-3-4913: Additional Standards for Hillside and Trousdale.

In addition to the objective standards outlined in this article, the following regulations shall apply to any SB 9 projects that are developed in the Hillside or Trousdale Estates area of the City.

A. No level pad area may be created for purpose of constructing units.

B. No units, or part of units, may be constructed off of the existing level pad area on any site.

C. Lots created from an urban lot split shall conform to the regulations provided in this article, unless there is no alley access, or the lot is not a through lot or a corner lot, in which case, the rear lot shall comply with the definition of a flag lot in this chapter and access to the rear lot shall be provided.

10-3-4914: Adverse Impact Findings

The building official, or his or her designee, may make a written finding to deny an urban lot split or the construction of units pursuant to the regulations of SB 9. Such findings shall be based upon the preponderance of evidence that the proposed housing development project would have a specific, adverse impact (as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5) upon the public health and safety or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact."

Section 5. CEQA Findings.

This ordinance shall not be considered a project under the California Environmental Quality Act. Additionally, the City Council hereby finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance will have a significant adverse effect on the environment, given the fact that no specific development is contemplated at this time, and the ordinance is only establishing regulations for future development if proposed pursuant to SB 9. Further, development that would be contemplated under this ordinance must be treated ministerially, and any such projects would be statutorily exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15268 of Title 14 of the California Code of Regulations, as separate and independent bases for exemption.

Section 6. 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 7. Adoption, Approval and Extension of Ordinance.

This Ordinance, being an Interim 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 continue in effect for a period of no longer than forty-five (45) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may extend the effective-

tiveness of this Interim Ordinance as provided in Government Code Section 65858.

Section 8. 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: December 7, 2021
EFFECTIVE: December 7, 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

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

100- ANNOUNCEMENTS

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

115-CEMETERY

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

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

Mount Sinai Hollywood Hills. 2 plots side by side located in

Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

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

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

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

125-PERSONALS

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

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

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