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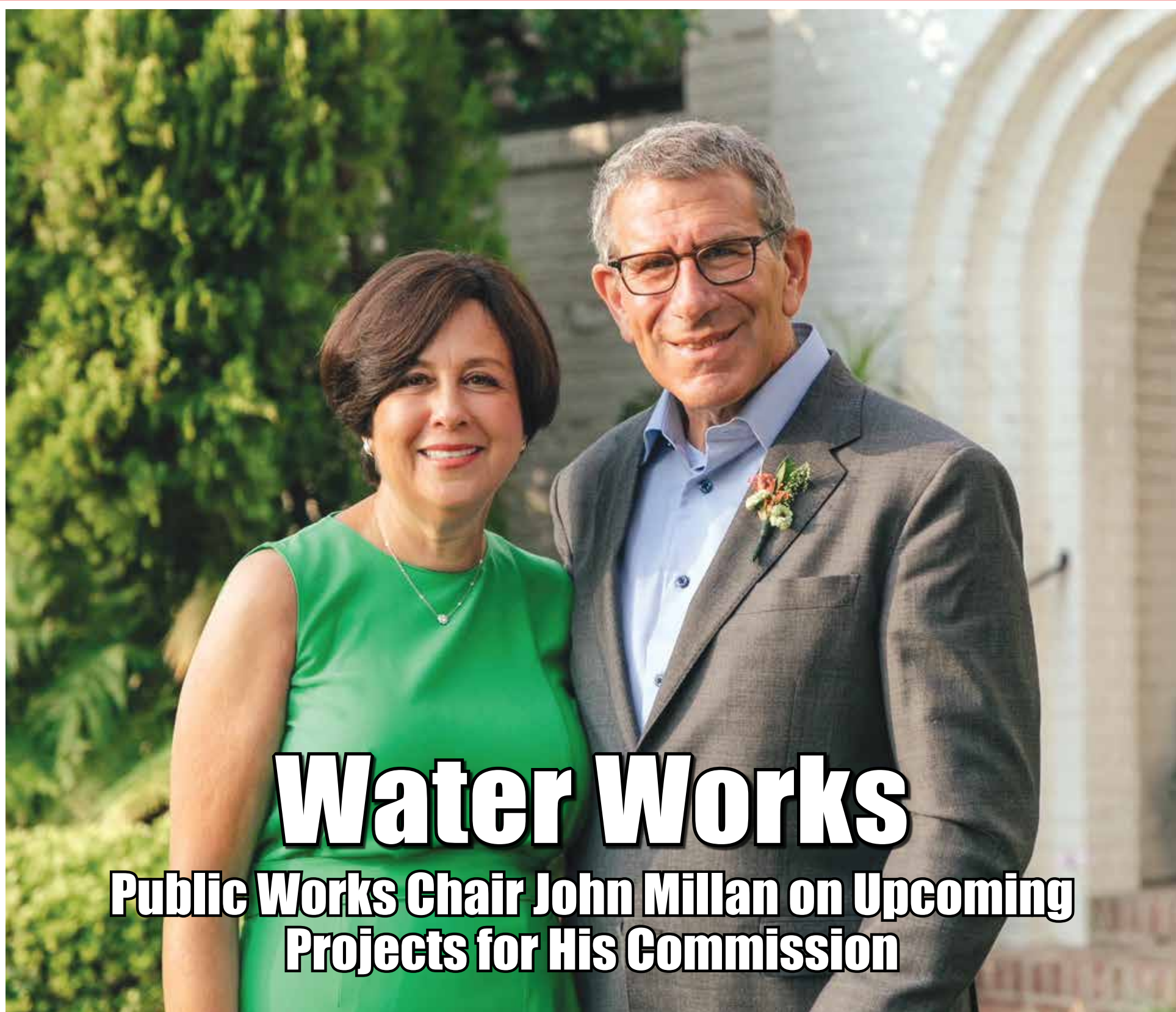
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Issue 1165 • January 27 - February 2, 2022



Water Works

Public Works Chair John Millan on Upcoming Projects for His Commission

cover story • page 7

letters & email

"Full Docket for Planning Commission in 2022"

An article in our other local paper "Full Docket for Planning Commission in 2022" (January 14, 2022) stated that "The

Planning Commission will be examining how to strike a balance between incentivizing and facilitating ADU [accessory dwelling units] construction and 'maintaining the garden quality of the city' ".

I find it entirely disingenuous that the Planning Commission is even concerned that a granny pad on private property could jeopardize the "garden quality of our city". YET

Just about every approved commercial project violates (sometimes substantially) height and/or density restrictions.

It is the norm that new commercial projects are approved with waivers for park-

ing space requirements. High-rise and/or high density construction is not compatible with a garden atmosphere (regardless of how many plants or trees are planted) and smothering traffic congestion does not create any sort of garden calm.

No one would ever associate New York City with any kind of garden quality in spite of Central Park.

The Planning Commission needs to redirect its concerns and objectively re-evaluate the impact of high density and/or high rise construction, and also reduced parking on what once was our beautiful garden "village". There is still

time to save what remnant of any "garden quality" still remains.

Christine Skirmuntt Ford
Beverly Hills



NOTICE OF PUBLIC HEARINGS

DATE: Thursdays, February 10 and February 24, 2022
TIME: 7:00 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT : Cheval Blanc Beverly Hills
LOCATION: Specific Plan Project
 456 and 468 North Rodeo Drive;
 449, 451 and 453 North Beverly Drive
 and 461 through 465 North Beverly Drive

The Planning Commission of the City of Beverly Hills, at SPECIAL meetings on February 10 and February 24, 2022, will hold public hearings beginning at 7:00 PM, or as soon thereafter as the matter may be heard to consider the following requests associated with the **Cheval Blanc Beverly Hills Specific Plan Project:**



- **Final Environmental Impact Report:** City certification of the Environmental Impact Report.
- **General Plan Amendment:** Create the Cheval Blanc Beverly Hills Specific Plan land use designation and apply it to the Project site. Amend General Plan Land Use Element Policy 9.4 text to identify that anchor location design criteria applies to the Project site. (*legislative request*)
- **Specific Plan:** Adopt a specific plan that includes: 1) allowed uses, development standards, and guidelines for the plan area, 2) operational standards for uses, 3) plan implementation and administration, and 4) a conceptual project plan. (*legislative request*)
- **Zone Text and Map Amendments:** Add the Cheval Blanc Beverly Hills Specific Plan to the Beverly Hills Municipal Code and update the City's zoning map to apply the Cheval Blanc Beverly Hills Specific Plan zoning designation to the Project site. (*legislative request*)
- **Vesting Tentative Parcel Map:** Merge 4 existing lots into one lot and relocate the surface public alley right-of-way to the southern portion of the Project Site.
- **Encroachment Permit:** Allow: 1) subsurface utility vaults to encroach into the public right-of-way, 2) subterranean parking to extend under the public sidewalk from 10 feet below grade and up to the existing sidewalk curb, 3) installation and maintenance of landscaped parkways and special paving in the public right-of-way fronting the Project Site.
- **Master Plan of Streets Amendment:** 1) relocate the existing surface right-of-way for public alley purposes; 2) dedicate additional surface right-of-way for public sidewalk purposes along South Santa Monica Boulevard, and 3) allow the public roadway along North Rodeo Drive, South Santa Monica Boulevard and North Beverly Drive to remain in their current locations.
- **Development Agreement:** The Applicant is requesting a development agreement with the City in conjunction with the proposal. At a future date the City Council will consider this request.

Project Description: The 1.28-acre Project site is bounded on the west by North Rodeo Drive, on the north by South Santa Monica Boulevard and on the east by North Beverly Drive. The Project site consists of four existing parcels as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project site is currently developed with two retail commercial structures on North Rodeo Drive ("Celine" and former "Brooks Brothers" locations) and is developed with a retail building and an institutional building (former "Paley Center") on North Beverly Drive.

The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building with up to 220,950 SF of floor area and up to 115 guest rooms allowed. The development standards included in the proposed Specific Plan would allow a maximum floor area ratio (FAR) of 4.2 and a maximum above ground FAR of 3.91. The proposed building includes a luxury hotel with restaurants and ancillary services, a private club, and street level retail uses with North Rodeo Drive frontage. The submitted conceptual plans for the Project

includes the following features:

- The proposed building heights vary across the Project site, ranging from 4-stories, 51-feet in height on the North Rodeo Drive facing portion of the building to a maximum of 9-stories, 115-feet in height on the North Beverly Drive facing portion of the building.
- The conceptual plan includes 187,058 SF of hotel floor area with 109 hotel guest rooms and 24,976 SF of street level accessible retail floor area for a total of 212,034 SF of floor area.
- The proposed club would allow up to 500 individual members and would provide social and recreational facilities within the hotel portion of the building with a club specific screening room and social rooms.
- Appurtenant uses for the hotel and club include: hotel guest/club member dining facilities, a wellness center with exercise equipment and services, a day/cosmetic spa, and outdoor pools, decks and balconies.
- A motor court with access from South Santa Monica Boulevard with valet operation for all Project uses.
- A ground level publicly accessible restaurant is proposed on North Beverly Drive.
- 185 vehicle parking spaces located on subterranean levels.
- A new public pedestrian plaza at the corner of North Rodeo Drive and South Santa Monica Boulevard.
- Relocation of the existing public alley that runs north-south across the Project site to an east-west alignment on the southern portion of the Project site with access from North Beverly Drive.

Final Environmental Impact Report (Final EIR): The Proposed Project has been 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 of Beverly Hills is preparing a Final EIR to analyze potential environmental impacts associated with the Project. The Final EIR will be distributed on **Thursday, February 3, 2022** for public review in conjunction with the Planning Commission Agenda Packet for the February 10, 2022 hearing. The Planning Commission will review and consider certification of the Final EIR for the Project. The Final EIR analyzes the following potential environmental effects of the Project:

- Air Quality
- Biological Resources (Bats)
- Cultural Resources
- Energy
- Geology/Soils (Paleontology)
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems (Energy)

The Final EIR impact analysis determines that, after mitigation, no significant environmental effects are anticipated.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in these meetings 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) 288-2288 or by video at <https://beverlyhills.org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted 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 **Masa Alkire, AICP, Project Manager**, in the Planning Division at (310) 285-1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Masa Alkire, AICP, Project Manager

Members of the public may listen to these meetings 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) 288-2288. 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.



WHAT'S ON YOUR MIND?

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#201

Beverly Hills, CA 90212

You can fax us at:
310.887.0789

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OUR DATA SPEAKS
VOLUMES



briefs

Robbery at Sunglass Hut

On Jan. 18 at approximately 1:34 p.m. a strong-arm robbery had occurred in front of Sunglass Hut on the 300 block of North Beverly Drive.

A male black suspect and female black suspect entered the store and stole property estimated to be worth \$30,000. They fled on foot toward the Beverly/Canon alley where they were last seen entering a black BMW, which then fled at a high rate of speed southbound in the alley.

"Detectives are still gathering evidence which includes video surveillance," BHPD Lieutenant Giovanni Trejo said.

Bojeaux, Blum to Run for City Council

Beverly Hills residents Darian Bojeaux and Deborah Blum have announced they will be running for City Council in the June 7 election.

Bojeaux said she hopes to change the Council majority because she feels they do not represent the residents of Beverly Hills.

"This was shown by the council major-



Darian Bojeaux



Deborah Blum

ity's disregard of extensive opposition to the mixed use ordinance; its refusal to a c c o m m o - d a t e residents' rights to gather signatures to place the matter on the ballot during the pandemic; and the council majority's disregard of opposition to certain aspects of the Hilton One Beverly Hills development, which had been poorly and improperly pre-negotiated in advance without input from residents," Bojeaux said.

Bojeaux opposes the Cheval Blanc Hotel project and the Lots 12 and 13 project. She believes the City failed to make it easier for residents to build guesthouses and wants to assist residents in building accessory dwelling units (ADU).

Bojeaux hopes to "engage all residents to participate in the development of a plan to revise the mixed use ordinance, create adaptive re-use of existing large adequately parked buildings, and facilitate new housing while protecting our quality of life, our low-rise height limits, and sufficient parking requirements, to the greatest extent possible."

Bojeaux received a Bachelor of Arts de-

ANY IDEA WHAT THIS INVOICE SAYS?

RECEIVED

By Shirley Vasquez, Facilities & Construction at 12:41 pm, Aug 04, 2021

PO#: 220000000026

Invoice

Team Concepts Development Services Inc
255 South Larkly Drive Beverly Hills, CA 90212 US (909) 445-8844 d@bhweekly.com

Invoice Number	Date	Total Due	Due Date	Terms	Enclosed
1204-Sun	8/2/21	119,880.00			

PO#: _____ Balance: _____

Ref#	Alt	7/06	7/17	7/18	7/19	7/20	7/21	7/22	7/23	7/24	7/25	7/26	7/27	7/28	7/29	7/30	7/31	QTY	Rate	Amount	
1	Jaraman David																		8008	185.00	148,800.00
2	Brandon White																		8008	185.00	148,800.00
3	Sege Marvino																		8008	185.00	148,800.00
4	Don Blake																		8000	185.00	148,000.00

We don't know either, but the BHUSD paid it, in the amount of \$119,880 to Don Blake's Team Concepts Development Services.

At their Jan. 18 Board of Education meeting, Board President Mary Wells questioned approval of a warrant report that included commercial vendor/contractor payments for a total disbursement over \$11 million. She said many of the invoices from Don Blake's Team Concepts are too difficult to read. (See chart on page 4).

"At this point in time I'd like to pull that from the warrant until I am able to look at those further," Wells said.

In a 4-1 vote the Board also approved an agreement with Pierce, Kavcioglu, Espinosa & Cesar LLP for a limited scope review of the BHUSD construction program. Board member Noah Margo was the sole dissenting vote against an audit.

"I pulled this, I am not supporting this," Margo said.

gree in Psychobiology from UCLA and a law degree from Loyola Law School.

Blum is a longtime resident who also says she has become concerned with some of the things going on in the community.

"I've seen some things in Beverly Hills remain the same and a lot of other things change. I've become increasingly alarmed at some of the changes that I've heard talked about and in fact put into action these last few years," Blum said.

Blum hopes to maintain the original integrity of this City which she believes has always felt like a village.

"We still throughout the years have retained a sense of being a village, where you can walk places and feel safe and you don't have high rises towering above you. I don't want to see Beverly Hills turned into what's happened to the Wilshire Corridor, which ruined Westwood. It ruined the residential section of Westwood. Those houses have high rises towering over them, there's no sense of it being a real village anymore and I fear Beverly Hills is tending in that direction," Blum said.

Blum has worked in the film industry for most of her professional career, selling ideas for movies and producing films. She has also written two nonfiction books.

City Council Extends SB 9 Ordinance

At their Tuesday meeting the City Council extended an interim ordinance that established objective development standards for projects in single-family residential zones constructed pursuant to Senate Bill (SB) 9.

SB 9 went into effect on Jan. 1 and supersedes several City regulations regarding single-family residential subdivision and development standards; however, the bill does preserve some authority so that local jurisdictions can enact regulations through the adoption of new and objective zoning regulations.

At their Dec. 7 meeting the City Council adopted an interim ordinance that created objective standards for SB 9 residential development projects. The standards apply to the ministerial review and approval of a two-lot subdivision, otherwise known as an "urban lot split" and/or development projects with up to two units per lot in single-family residential zones constructed pursuant to SB 9 regulations.

In order to retain the garden quality of the City, the ordinance creates standards for urban lot splits. These standards

briefs cont. on page 4

BHUSD Q4 Legal Fees Under \$500k; Almost Half Goes to Terry Tao

Vendor Name	October - December 2021
Atkinson, Andelson, Loya, Ruud & Romo	\$141,323.50
Dora J. Dome Law Offices	\$2,366.00
Harbottle Law Group, A Professional Corporation	\$286.00
Law Office Of Heather S Zakson	\$16,000.00
Lozano Smith, LLP	\$150.00
Mccune & Harber LLP	\$26,858.16
Miller Starr Regalia	\$4,335.50
Newman Aaronson Vanaman	\$5,100.00
Tao Rossini Apc - Terry Tao	\$214,312.34
Total:	\$410,731.50

Source: Assistant Superintendent, Business Services

Construction Fees

Vendor Name	October - December 2021
Prowest Constructors	\$14,205,491.44
Don Blake's Team Concept Development Services Inc.	\$2,092,195.14 (See a sample invoice from Don Blake on page 3).
Total:	\$16,297,686.58

Source: Assistant Superintendent, Business Services

briefs cont. from page 5

would generally create a “front” lot that is adjacent to the street and a “rear” lot that would be the back half of a lot, adjacent to the alley, if there is one.

There are provisions in SB 9 that do not allow urban lot splits in very high fire hazard severity zones (VHFHSZ). Properties north of Sunset Boulevard are included in a VHFHSZ, and the urban lot split provisions would not apply in these zones.

The interim ordinance took effect immediately and was supposed to end on Jan. 21. The new expiration date is Dec. 6.

City Council Overturns Tobacco Hardship Exemption

At their Jan. 18 meeting the City Council unanimously overturned a Tobacco Hardship Exemption to Morris Pouldar (“Appellant”), the owner of Beverly Hills Oil, Inc. located at 9460 West Olympic Boulevard.

On Nov. 2 the City Council voted to call up the Administrative Hearing Officer’s decision granting an 84-month tobacco hardship exemption for the Appellant and on Dec. 7 and set the public hearing date to Jan. 18.

On June 4, 2019, the City Council adopted an Ordinance that prohibited the retail sale of tobacco products and electronic cigarette paraphernalia, effective Jan. 21, 2021. The ordinance allows a tobacco retailer to apply for a one-time, financial hardship exemption to continue the sale of tobacco within the City.

In 2020 the Appellant filed paperwork requesting the City consider granting a tobacco hardship exemption. On Dec. 8, 2020, an administrative hearing was conducted by Administrative Hearing Officer Angela Shaw to review the documents

submitted by the Appellant who requested a hardship exemption for 19.37 years to recover costs associated with a \$622,818.17 investment made by the Appellant during 2019 and early 2020.

On Dec. 31, 2020, the Administrative Hearing Officer granted a two-year tobacco hardship exemption from Jan. 1, 2021 and ending Dec. 31, 2022. On Jan. 13, 2021, the Appellant subsequently filed a timely appeal of the decision.

On Aug. 26, 2021, an administrative hearing was conducted by Shaw to review the revised documents submitted by the Appellant. For this appeal, the Appellant modified the initial 19.37-year request for a tobacco hardship exemption to a 21.01-year request for a tobacco hardship exemption as general and administrative expenses as well as 75% of the Officer’s Salary and the non-cash expenses of depreciation and amortization were not included in the initial request.

On Oct. 5 Shaw granted an 84-month tobacco hardship exemption from Jan. 1, 2021, and ending Dec. 31, 2027.

Although the Appellant insisted he would face significant financial hardship due to the tobacco ban, the City Council overturned his appeal and the Appellant’s hardship exemption now expires on the previous Dec. 31, 2022 date.

Hotels are not included in the tobacco ban and can sell tobacco products, but gas stations cannot.

City Council Extends Interim Ordinance

At their Jan. 18 meeting the City Council extended an interim ordinance pertaining to lot line adjustments that would either create or expand a lot that crosses the City boundary for an additional one year period beyond its Jan. 25 expiration date. In the one year period the City will study

the issue further in order to develop a permanent ordinance.

At their Jan. 26, 2021, meeting, the City Council voted to adopt the interim ordinance to prohibit a lot line adjustment which would either create or expand a lot that crosses the boundary of the City. The interim ordinance took effect immediately, and was in effect for an initial 45-day period and was extended on March 2, 2021 for an additional 10 month and 15 day period for an expiration date of Jan. 25, 2022.

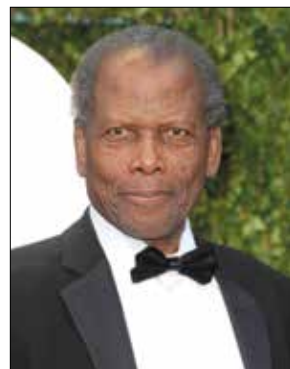
According to the staff report, “lots that are created or expanded across the City’s border will negatively impact the public health, safety, and welfare because buildings that do not comply with Beverly Hills codes can be built with Beverly Hills access, utilities, and other services. Furthermore, buildings can be built under another city’s zoning regulations without appropriate setbacks.”

White, Poitier Posthumously awarded ‘Key to the City’

At their Jan. 18 City Council meeting Betty White and Sidney Poitier were



Betty White



Sidney Poitier

posthumously awarded with a ‘Key to the City’ in honor of their outstanding leadership and contributions that benefit the community.

“Betty left a profound mark on our community and her legacy will never be forgotten,” Mayor Robert Wunderlich said.

Vice Mayor Lili Bosse presented remarks in honor of Poitier, a personal friend.

“As far as I feel, he was like a guardian angel on this earth. He was destined to help humanity be human,” Bosse said.

Retired Sergeant Jack Douglas Passes

After a long illness, Jack Douglas passed away on Jan. 18 at the age of 78.

He was hired on Nov. 24, 1969 and retired Dec. 29, 2006. He was a BHPD Sergeant for 30 years.



Jack Douglas

His wife Diane, former Administrative Secretary in Detectives, said that due to Covid concerns, only immediate family

will be involved in services. Diane will plan a memorial service for him at a later

date.

Ley Recognized with Employee Excellence Award

At their Jan. 24 meeting the Health and Safety Commission recognized the Information Technology Department’s Video Production Supervisor, Chris Ley with the Employee Excellence Award.

The Award is intended to recognize City employees who are believed to have gone beyond their daily responsibilities to contribute to the City’s health and safety efforts.



Chris Ley

Ley works within the Video Services Division and supervises a team of producers, editors, and camera operators who provide original

video content for the City’s cable channel, website, and social media platforms. Other accomplishments during the past year include producing, airing, and web-casting dozens of COVID-related public meetings. Ley has also broadcast and streamed over 300 virtual meetings in the past year that includes public participation.

video content for the City’s cable channel, website, and social media platforms.

City Council Postpones Discussion on Public Banks

At their Jan. 18 Study Session the City Council postponed a planned request from Councilmember John Mirisch regarding public banks to explore potentially joining a Joint Powers Authority for a public bank.

On Sept. 13, 2019, the State legislature passed Assembly Bill 857, the Public Banking Act (“AB 857”), which provides a pathway for counties and cities to establish public banks. A county or city is required to create a business plan to be presented to the public and approved by the local legislature.

AB 857 states a public bank may engage in banking activities but may not compete with financial institutions or engage in certain retail activities without partnering with a local financial institution.

At the July 16, 2019, City Council meeting, the Council voted to support the concept of AB 857 and was generally supportive of providing the option for a jurisdiction to establish a public bank; however, there was some concern expressed that the formation of a public bank may not necessarily be the correct path forward for the City.

There are currently two public banks that exist in the United States: the Bank of North Dakota (“BND”) and the Territorial Bank of American Samoa.

On Nov. 2 Mirisch requested staff invite a person to speak to the Council on the benefits of public banks. Mayor Robert Wunderlich then requested that this should be a balanced presentation and requested someone to speak to the City Council on the disadvantages of public banks as well.

The common reasons jurisdictions look into a public bank system include: provide a stable source of infrastructure funding

and economic development; provide better banking services for public entities at fair price; gain greater access to credit or capital; help fund state government with bank profits; stabilize the state/city economy during economic downturns; fill in the gaps where there are not current financial services; set up participation loan programs; increase the lending capacity of community banks; and to provide cannabis banking options.

Supporters of public banks see them as a catalyst for the promotion of social goals such as the development of affordable housing and refinancing of student debt and argue that the decisions would focus on the needs of local communities.

Opponents argue there is a financial risk associated with public banks, it has a high startup capital cost, possible corruption, and competes with existing commercial banks.

Metro Construction Continues

Metro has announced some closures in regards to the construction of the Beverly Hills Wilshire/La Cienega station.

Beginning on Jan. 7 and continuing for approximately four months, Gale Drive north of Wilshire Boulevard will be permanently closed. Wilshire Boulevard between San Vicente and La Cienega is being reduced to two lanes in each direction. Left turns from Wilshire to Gale Drive are restricted. Left turns from Wilshire to South Tower Drive are also restricted. Intermittent bump-outs may be in place between 9 a.m. and 3:30 p.m. reducing westbound Wilshire to one lane. The north sidewalk on Wilshire Boulevard between San Vicente and about 100 feet west of Gale Drive will be restricted. A pedestrian detour is in place on the south side of Wilshire Boulevard. Parking replacement is available at 8447 Wilshire and 8350 Wilshire Boulevard from 10 a.m. to 3 p.m. These spaces replace metered parking on Wilshire Boulevard between La Cienega and San Vicente. The first hour will be validated for free by mentioning "Metro" upon entering the structure.

Work activities will be conducted from the Gale staging yard and there will be intermittent traffic control on Wilshire Boulevard.

Intermittent lane closures, turn restrictions, and sidewalk closures on La Cienega and Wilshire may also be in place during non-rush hour traffic times, from 9 a.m. to 4 p.m., 8 p.m. to 6 a.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

BHEF Announces Summer Programs

Registration for the Beverly Hills Virtual Summer Academy for incoming grades 9-12 will open on Jan. 31.

The first semester will go from June 12 - June 28 and the second semester will go from June 29- July 15.

Get ahead in health, Geometry, Finance, Photography, Biology, Chemistry, Physics, History, and more.

Visit <https://www.bhef.org/> for more information.

Beverly High Alum To Release Comedy Album

Danny Dalah, a 2013 Beverly High graduate, has gone on to perform musical comedy at The Comedy Store and The Ice House.



Danny Dalah

On Valentine's Day he is releasing a comedy album titled Mr. Self-Sabotage with an accompanying music video. One of the songs is titled "Song for the Antisemite" and it is intended to attack anti-Semites in a comedic way.

Kindness Week to Kickoff in Feb.

The Humans Relations Commission will kickoff Kindness Week from Sunday,



"Death, with Benefits"

(Left to right): Larry Eisenberg, Susan Damante, and Cheryl David at Theatre 40's opening production of "Death, with Benefits" on Jan. 27.

Feb. 13, until Saturday, Feb. 19.

One of the activities by the Commission includes their Social Media Kindness Campaign which will highlight Kindness Week activities and promote kindness challenges through @CommunityLifeBH across all social media platforms.

On Sunday, Feb. 13 the Commission will host their Kindness Kickoff with a Farmer's Market Booth to provide a calendar of events, pins, and to-go kindness shields for children.

On Monday, Feb. 14 the Commission will distribute Valentine's Day Roses with senior meals sponsored by Beverly Hills Active Adult Club at Roxbury Park Community Center.

On Tuesday, Feb. 15 the Commission will host their Kindness Story Time in partnership with Beverly Hills Library. The kindness-themed storytime will tentatively take place outside, adjacent to the Library in the Boat Court with Commissioners.

Each year Library staff has participated in Kindness Week activities. For this year, Library staff will incorporate 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 to. The Library will also feature a comprehensive list of kind-

ness books, e-books, movies, and digital materials for all ages on their website and social media channels.

On Wednesday, Feb. 16 the Commission will host a possible virtual or outdoor mindfulness activity.

On Thursday, Feb. 17 the Commission will reflect on Kindness Week at their Meeting and showcase the notable social media posts, pictures, and stories intended to reiterate the importance of kindness in everyday community life.

Friday, Feb. 18 will be the 'Do Something Kind for the Earth Challenge'. Kindness Week will end on Saturday, Feb. 19 with a challenge to engage with a service provider or an organization that is meaningful to yourself or your family.

Frieze Public Art Display Canceled

At their Jan. 20 Next BH Committee meeting Mayor Robert Wunderlich announced that the public installation for a sculpture garden display in Beverly Gardens park has been canceled, along with some Frieze events at Greystone. This is due to budgetary constraints and some difficulty getting art through the ports.

The private Frieze event will still be going on and residents can still buy tickets for that.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Girls' Basketball, Soccer Teams Defeat Centennial, Inglewood to Open League Play

By Steven Herbert

Sophomore forward Mandy Kohanim scored 10 of her 15 points in the third quarter as the Beverly High girls' basketball team resumed play with a 53-18 victory at Centennial in its Ocean League opener Jan. 19.

Senior guard Kylie Goldstein added 13 for the Normans, including making three 3-point baskets, and sophomore guard Kayla Zahabian 11, including a second-quarter 3-point basket.

Beverly Hills led 13-5 at the end of the

first quarter, 28-9 at halftime and 50-14 entering the fourth quarter in its first game since Dec. 13.

Chloe Sooferan added four for the Normans, Saba Taheri and Jasmine Zahabian three each on 3-point baskets, and Leila Abrishami and Riley Behrstock two each.

Beverly Hills 60, Inglewood 10

Kayla Zahabian scored all nine of her points in the first quarter and Kohanim seven of her 15 as the Normans outscored the Sentinels, 28-0, in the opening eight

minutes of an Ocean League game at the Swim-Gym Friday.

Sooferan added eight, Abrishami seven, Goldstein six, Behrstock, Grace Suoni and Taheri four each, Camille Alaiti two and Jasmine Zahabian one for Beverly Hills (7-5, 2-0 in league play).

The Normans led 34-4 at halftime and 51-8 entering the fourth quarter.

Girls' Soccer

Beverly Hills 10, Centennial 0

Junior midfielder Katrina Chong had four goals and an assist and sophomore midfielder Gabrielle Mussry scored twice as the Normans routed the Apaches in their Ocean League opener Jan. 19 at Centennial.

Freshman Zoe Suder and junior Rena Nassirzadeh both had a goal and an assist. Junior Natalya Forsys and senior Talia Sarraf also scored. Freshman Adina Eastman also had an assist.

Senior Kate Chung and junior Alexa Kreshek combined on the shutout, each

playing one half. Neither needed to make a save in Beverly Hills' first game since Dec. 15.

Beverly Hills 11, Inglewood 0

Chong had two goals and two assists and Sarraf had a goal and an assist in an Ocean League game at Nickoll Field Friday.

Freshmen Sarah Lea Dahan and Presley Frankel each scored once along with Shyllee Beyda, Natalya Forsys, Mimi Kessler, Kayla Kohanhediud, Mussry and Ella Revivo.

Nassirzadeh and Celine Shadgoo each had an assist.

Chung and Kreshek combined on the shutout with Chung making the Normans' lone save.

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.



Alex Breitman

Beverly High Launches New Music Industry Center

Beverly High offers an Arts Media Entertainment pathway, which offers a series of Audio Production courses. Additionally, they provide students in these courses music industry real-world experience. Alex Breitman is the Audio Production teacher.

Tell me about the music industry center at Beverly High.

The Music Industry Center is a classroom and a program for students at Beverly High. It is a combination of a music studio, a computer lab, and a creative space. It accommodates three different classes; audio production introduction, audio production advanced, and music industry classes.

I started audio production at Beverly High about seven years ago and we had the opportunity to turn it into a real studio. And before I was just teaching in the basement with a couple computers and no real equipment. The district and the CTE director Cindy Dublin said 'let's actually turn this into a music studio'. We found a few classrooms on campus that were not being used at the time and we said 'this is going to be a perfect situation to turn this into a computer lab.' Adjacent to the computer lab was an office and a closet, which we renovated into the music studio and recording booth. On the opposite side of this computer lab was an empty room and we used that space and created what I call a 'creative space'. We've got a piano in there, and a drum set, synthesizers, and keyboards. That's where our students go

to practice and jam out.

How did you start teaching Geometry at Beverly High?

I was in school to get my credential and was substituting at Beverly High. Once I got my math credential they hired me to teach math. I did Algebra, Geometry, and Algebra II. And then I transferred to Beverly Vista and taught middle school for a

few years. Then I got transferred into teaching Special Ed. I was teaching math to Special Ed at three different schools. Traveling in between three different schools every day. One year I was at Hawthorne, Beverly Vista, and the high school. It was a lot of traveling and I've worked at many different campuses with many different students.

I was teaching math to special ed students and after school is when I was teaching audio production. [About] three years ago [I said] 'we're going to have one single middle school. Let's have an audio production class at that one middle school.' I was flexible

and the district said 'why don't you just teach that full time at the middle school and the high school?' That is where that pathway was originated.

You used to collaborate with Beverly High security guard Rodney Mitchell at your home studio, tell me about that.

My relationship with Rodney goes back to my first year of teaching. I was teaching geometry and on the side, I would do music production. I asked my class what they thought of a song I was

working on. And one of the students came up to me and said 'my dad works in the district, he is a security guard and he makes music also.' It happened to be Rodney and I chatted with him and said 'hey why don't you come over to my studio?' I was living in Beverly Hills at the time and he came over and we collaborated on a couple things.

A couple months later he said 'hey there's an opportunity to have an audio production class here on campus. Why don't you go talk to the ROP director [Steve Rappaport]?' Before CTE the name of the program was ROP. He gave me the blueprint of the class, the curriculum, and I was blown away because it was a legit curriculum for teaching audio production. I patiently waited and other things came up. Eventually, he said 'I am about to retire. Before I retire I am going to start this class.' Sure enough, with the district's support, the class was created.

Mitchell and I are sort of like Batman and Robin. I'm Batman and he's Robin. We feed off of each other and both work together on it. When we started it, just getting it off the ground took at least five years. Just having the class initiated is a hard thing to get going. Growing it into a whole center took quite some time. Once I realized this class could happen I knew that the possibilities are limitless. I just didn't know if we would be able to actually reach those endless possibilities. I think the district understood having the opportunity to have a center and music studio and all of those things that it entails can be emulated at high schools across the county. Music production is only going to be increasing.

Explain what you teach in the music program.

We have three different levels and we also have the middle school level. At the high school, I teach three different levels. One is an introduction [course] where I teach the basic terminology about music production. We learn about sound theory. Some things about music theory. We learn how to use the software to create, edit, and mix music. And we use different hardware and software to do that as well. We have many guest speakers also, most of them are grammy-nominated or grammy-winning guest speakers.

In our advanced class, they learn the details of what the different effects will do to their sound and the different frequencies. They learn new software and new production skills.

In our music industry class, they use all of those skills and actually put music out. They learn about promotion, distribution, publishing, and all of the professional aspects of putting music out there. They do live performances, maybe internship opportunities.

Is there a textbook?

There is not currently a textbook that we use. I have compiled different texts and kind of made my own. It's not like a math class where you have a textbook. Math really hasn't changed that much in the past two thousand years. But audio production is constantly changing. We use textbooks but they constantly have to be adapted to the student's abilities and every student has a different skill set. I kind of end up making my own. But we do use some textbooks. It's not like a standard textbook. You can't go on a school site and order a textbook in audio production. It's just not a curriculum that is accessible like that.

How many students are enrolled in the program?

At the high school, I have about 40-45. At the middle school, it's a semester class and I've got two classes there. Each class has 30 students. So, in one year at the middle school alone I'll teach 120 students.

What do you hope students accomplish through this program?

In this program what I hope to accomplish is really what I am accomplishing. I feel like I am giving students an opportunity I never had. An opportunity to follow their passion in creating music. And also having a pathway to becoming a successful musician, artist, producer, or any kind of pathway into the music industry. That wasn't really available when I was going to high school because of the way technology has advanced so much. What I want to keep accomplishing is having students make original, high-quality music that can positively affect a career in music. We are going to have Grammy award-winning students eventually come out of this program. That all depends on how serious they want to take it afterwards, after they leave high school. Even just exposing them to music production and if they want to continue it as a hobby or as a pathway to the industry, that's completely up to them. Some of my students are very talented and I am looking forward to seeing their growth in the few years after they graduate.

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.

LAWRENTZ, JACOB, RANDALL, 44, arrested on 1/6/22 for indecent exposure, and refusing or failing to leave land, real property, or structure of another, not open

to the public.

SMITH, MAX, CURTIS, 51, arrested on 1/7/22 for battery-use of force or violence upon another.

NAVARANTNASINGAM, JUNITHA, 33, arrested on 1/7/22 for refusing or failing to leave land, real property, or structure of another, not open to the public.

GOULD, MARK, BRADLEY, 54, arrest-

ed on 1/6/22 for rape-force, violence, duress, menace, no bodily injury, and other felony not listed.

AZAD, MUNTASIR, 30, arrested on 1/8/22 for driving under the influence of alcohol, and driving under the influence with blood alcohol over .08.

MATHEW, RYAN, 37, arrested on 1/8/22 for committing mail theft.

ABOLIAN, VAHE, 36, arrested on 1/8/22 for possession for sale, possession of drug paraphernalia, driving while license suspended for DUI, and driving under the in-

fluence of drugs.

KOUYOUIMIJIAN, KEVORK, GEORGE, 39, arrested on 1/8/22 for violation of protective order, and threats to commit crimes resulting in death or great bodily injury.

CUESTA, CARLOS, ALBERTO, 67, arrested on 1/9/22 for failing to register when released from custody.

FUSCO, ANTHONY, MICHAEL, 40, arrested on 1/10/22 for receiving stolen property.

arrests cont. on page 7

coverstory

WATER WORKS

Public Works Chair John Millan on Upcoming Projects for His Commission

By Danielle Berjikian

What initially interested you in the Public Works Commission?

I have kind of a technical background. I am an engineer by training. I've been working in finance. I'm just interested in how things work. The street lights, the water supply, wastewater, and sewage, it's all a part of our lives. I was interested in it and felt like I had something to contribute. That's why I sought this position out.

What's the status of the Coffee Bean and Tea Leaf water treatment project on La Cienega?

That is being outfitted now. They've already confirmed that it's a suitable location for drilling. We're pretty far along with constructing the actual pumping station. Within a few months of being complete, they have to bring power to it and that's actually the City of

Los Angeles. The power is provided by the Department of Water and Power and they have to bring the right voltage line from the street pole to the site. We've already contracted to get all that work done. They are working on building the pumping station. They've already built the pipeline that will go from there to the Foothill water treatment plant. It's going along pretty well. It's on schedule and the only hiccup being when the Department of Water and Power gets along to

bringing the power to the actual location.

Are there any upcoming Public Works projects you're looking forward to?

The water treatment plant is in its final stages now. The department of drinking water requires a 30-day full on test. We



"I'm just interested in how things work. The street lights, the water supply, wastewater, and sewage, it's all a part of our lives. I was interested in it and felt like I had something to contribute"

are almost complete with that. I think it's supposed to be done in the next day or so. They collect samples during that time period and they have to send it out for testing. It takes a few weeks. From the first week, they got the test done a couple days ago and they've had a couple of tours with the Department of drinking water to get the final permit to operate and be able to provide that water into the water distribution system. That might be as soon as the next month that we'll be able to be online with that. That's pretty exciting because we've been working on that for

quite a while. It's almost complete. Right now it's getting water. I think we have a couple wells in La Cienega and there are some other water wells that we have and it will be augmented by the water from the Coffee Bean and Tea Leaf location. Also, we have another well that we are working on. We call it the Sand Pit site. It's also on La Cienega, it's right where the on-ramp for the Santa Monica Freeway is. It's something the City has owned for

validation there. Hopefully, that will be another production well. They are looking for a third well site somewhere along that area. The one in La Cienega is actually kind of an underground river there so there's a lot of groundwater potential in that area. So, we've been looking in that area for a while. If we get enough of those we might actually have to stay in the water treatment plant. Right now it's kind of expected to be increased in size at some point. It's kind of laid out for that. But right now we can operate with the wells that we have.

Burton Way is kind of torn up now and that's a major project we just embarked on back in Sept. It's part of a passive recycling system that we are putting in where it collects rainwater and stores it underground and use that water to irrigate Burton Way. It's a pretty important project.

Tell me about your professional career.

I trained as an engineer and I worked as an engineer for a while. I have a business degree. I worked in finance and right now I'm the Chief Operating Officer of a specialty subcontractor. We do metal cladding for buildings. Aluminum or stainless steel is a preferred system these days with architects because it helps with LEED certification. We've been pretty busy the last couple of years in construction, especially residential construction. Multi-family residential construction is booming in Southern California. With the expansions of the Metro line, we kind of see that where there's a station there will be a large apartment complex blowing up. We work on a lot of those.

Former Public Works Chair Charles Alpert spoke to the Weekly in Issue #1110 about the city becoming more sustainable. He said he would "like the city to see how it can increase infrastructure for electric cars." Do you agree with this statement?

Yes, I do. We've seen a lot of that. People who have electric cars a lot of the time charge them at their homes. But it's good to have the infrastructure available throughout the City and throughout the region where people can have those capabilities throughout the City. That's something Beverly Hills can do to support that overall program. It's like having gas stations around. People kind of have

their own gas station in their garage. It's important to have that available everywhere. You have to look at what other parts of the county and world are doing in ways to provide power on the street. It's something we can look at in the future to try and make it more accessible.

You served on the BHUSD Board of Education from 2003-2007. How is serving on the Board different from serving on the Commission?

The Commission is an advisory Commission. We're not making any decisions, we are making recommendations. It's up to the City Council to take our advice or not take our advice. Or just consider what we have to say. The school board is quite different. They are the ultimate decisions makers there to the extent that State law allows. A lot of it is directed from the State government. School board is an elective position and the Public Works Commission, or any commission is an appointed Commission. That's the biggest difference.

Tell me about your family.

My wife [Gail Miller Millan] has been [a registered nurse] at Cedars-Sinai for 30-35 years. She's recently retired. I have two daughters [Caitlin and Mackenzie] that still live in the area.

What do you hope to accomplish as chair?

With Public Works, we have to take the long view. For instance, the water system has been around for 75-100 years. We have to really take a long view. One thing that I would like to see is having emergency storage of water. With today's climate and the problems that we have with dry weather and fire hazards, it's really important to have ample water storage. Having stored water in upper elevations in Beverly Hills is important as well. If an event happens then at least the water is stored high in the City and you don't have to depend on pumps to get where it needs to be because it depends on gravity to get there. Water storage is very important and just improving the reliability and lifetime of the water supply system is very important. We had a couple breaks in the City and they get responded to quickly. We just want to make sure the pipelines we own are well maintained and don't cause problems.

arrests cont. from page 6

JAVAHERI, ALEXANDER, 66, arrested on 1/10/22 for having a BHPD arrest warrant.

CRAIG, KOBE, DARON, 21, arrested on 1/12/22 for burglary-commercial.

TILLMAN, ERIC, 44, arrested on 1/12/22 for resisting or obstructing a public officer, resisting or threatening officer, and having an outside misdemeanor warrant.

CORLEY, KEITH, 66, arrested on 1/12/22 for burglary-commercial.

VELASCO, RUBEN, 40, arrested on 1/12/22 for possession of drug paraphernalia, trespassing of real property, and having an outside misdemeanor warrant.

SATTERWHITE, NEIL, 24, arrested on 1/12/22 for driving while license is suspended, and making an unsafe turn.

VILLELA, FREDERICK, 62, arrested on 1/12/22 for having a BHPD bench warrant, and having an outside felony warrant.

BOBINO, ERIK, RAND, 34, arrested on 1/13/22 for possession of drug paraphernalia, resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, battery against a peace officer, emergency tech, etc in performances of their duties, possession of burglary tools, appropriates lost property for own use without making efforts to locate owner and restore property to them, and resisting or threatening officer.

DRAYTON, KELVIN, WILLIAM, 60, arrested on 1/13/22 for battery-use of force or violence upon another, and having an outside misdemeanor warrant.

RAH, RAYNOLD, LEE, 48, arrested on 1/13/22 for possession of a controlled substance, and possession of drug paraphernalia.

ANAYA, GERARDO, 35, arrested on 1/13/22 for resisting, delaying, or obstructing any public officer, peace officer or emergency medical technician, petty theft, resisting or threatening an officer, and having an outside misdemeanor warrant.

MARTIROSIAN, SEIRAN, 62, arrested on 1/14/22 for petty theft.

HERIBERTO, ALCANTARA, 34, arrested on 1/15/22 for possession of burglary tools.

TAMAYO, JORGE, 31, arrested on 1/15/22 for having an outside felony warrant.

WILLIAMS, MAYQUAY, ANTHONY, 40, arrested on 1/15/22 for petty theft, and having an outside felony warrant.

ESQUERRA, ROBERT, MICHAEL, 36, arrested on 1/15/22 for having a BHPD bench warrant- felony.

MURPHY, JABRIL, TYRUN, 49, arrested on 1/15/22 for resisting, delaying or obstructing any public officer, peace officer

arrests cont. on page 8

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arrests cont. from page 7

or emergency medical technician, possession of an open container in a motor vehicle, seat belt violation, petty theft, and

having an outside misdemeanor warrant.

SANTILLI, DOMENICK, ANTHONY, 36, arrested on 1/15/22 for possession of a controlled substance.

ARREOLA, DAVID, 54, arrested on 1/15/22 for public intoxication, and having an outside felony warrant.

THOMAS, THADEOUS, WELLINGTON, 35, arrested on 1/18/22 for theft, or driving of vehicle, possession for sale of marijuana, possession of drug paraphernalia, and parole violation-remain under legal custody to return to prison.

FAULKNER, STEPHEN, 37, arrested on 1/18/22 for possession of a controlled substance, having a BHPD bench warrant - misdemeanor, and having an outside misdemeanor warrant.

CASSIDY, SARAH, HELEN, 26, arrested on 1/18/22 for theft or driving of vehicle.

RUBIO, JESUS, 54, arrested on 1/18/22 for possession of drug paraphernalia.

HERNANDEZ, JOSE, ALFREDO, 40, arrested on 1/18/22 for theft or driving of vehicle.

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CASSIBA, SAMUEL, BENLEVI, 37, arrested on 1/19/22 for petty theft, and having an outside felony warrant.

BURGUENO-MENDOZA, JESUS, MANUEL, 38, arrested on 1/19/22 for having an outside misdemeanor warrant.



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 and incorporate wellness into their lives.

Outdoor Pilates Class

Hosted by Bodyline Pilates

2-2-22 at 8 am

Roxbury Park

471 S Roxbury Dr.

Beverly Hills, CA 90212

*Please meet in front of basketball courts

**Please bring your own towel, mat and water bottle; masks strongly encouraged

Upcoming Wellness Wednesdays Activities

- **2-16-22 at 8 am:**
In-Person Class: Self-Care and Intuitive Healing
» Roxbury Park
- **3-2-22 at 8 am:**
Self-Defense Class with BHPD
» Roxbury Park
- **3-16-22 at 8 am:**
Harmony Fitness (hosted by Ladan's Wellness Sanctuary)
» Roxbury Park
- **3-30-22 at 8 am:** Pickleball
» La Cienega Park

Activities subject to change; more details at beverlyhills.org/wellnesswednesdays



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

PLIANCE REPAIR; BURBANK APPLIANCE REPAIR; SANTA CLARITA APPLIANCE REPAIR SERVICE; 27515 ROSA LN #201 CANYON COUNTRY CA 91387. ORANGE APPLIANCE SERVICE INC. 27515 ROSA LN #201 CANYON COUNTRY CA 91387. 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: DMITRY DOLMANOV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/11/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,689

FICTITIOUS BUSINESS NAME STATEMENT: 2022008216. The following person(s) is/ are doing business as: TUK TUK THAI. 1638-1940 SAWTELLE BLVD LOS ANGELES CA 90025. THAVEE KHUN INC. 1638 SAWTELLE BLVD LOS ANGELES CA 90025. 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: MI-CHAEL COHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,690

FICTITIOUS BUSINESS NAME STATEMENT: 2022001565. The following person(s) is/ are doing business as: BETTER MEDICAL WEIGHT LOSS AND NUTRITION. 19425 SOLEDAD CANYON RD #253 CANYON COUNTRY CA 91351. CALIFORNIA NURSES EDUCATIONAL NETWORK CANEN LLC. This business is conducted by: A LIMITED LI-ABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: KENA WILLIAMS, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2022. 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: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,691

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2021227502
Date Filed: 10/19/2021

Name of Business: M&I MADD
1111111111 LITTLE ROCK CA 93543
Registered Owner: MARIA ISABEL LOPEZ MEZA
10317 E AVENUE R14 LITTLE ROCK CA 93543
Registered Owner: NORMA IRMA SANCHEZ
44224 CEDAR AVE LANCASTER CA 93534
Business was conducted by: A GENERAL PARTNERSHIP
Registrant Name: MARIA ISABEL LOPEZ MEZA, GENERAL PARTNER
Current File #:2022008116
Date: 01/12/2022

Published: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,693
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22CHCP00009
01/12/2022

SUPERIOR COURT OF CALIFORNIA, COUNTY OF
9425 PENFIELD AVE
CHATSWORTH CA 91311
CHATSWORTH COURT HOUSE
PETITION OF: TODD KELLY for change of name
TO ALL INTERESTED PERSONS:
Petitioner: TODD HOWARD KELLY for a decree changing names as follows:
Present name: TODD HOWARD KELLY
Proposed name: TODD RICO KELLY
Present name: TODD WILSON RICO (AKA)
Proposed name: TODD RICO KELLY
Present name: TODD KELLY (AKA)
Proposed name: TODD RICO KELLY

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 03/09/2022 Time: 8:30 AM Dept: F47 Room:
Signed: DAVID B. GELFOUND, Judge of the Superior Court
Date: 01/12/2022

Published: 01/20/2022, 01/27/2022, 02/03/2022, 02/10/2022 TBS 6,694
FICTITIOUS BUSINESS NAME STATEMENT: 2021275567

The following person(s) is/are doing business as: CHRISPREE NUTS, 12241 BURBANK BLVD UNIT 105, VALLEY VILLAGE, CA 91607. MARIA ESPERANZA SAN JUAN SILLONA YOOSEFI, 12241 BURBANK BLVD VALLEY VILLAGE CA 91607. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here on 11/21. Signed MARIA ESPERANZA SAN JUAN SILLONA YOOSEFI. 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: 12/21/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47872

FICTITIOUS BUSINESS NAME STATEMENT: 2021277223
The following person(s) is/are doing business as: MAXIMIZE ATHLETIC PERFOR- MANCE, 5516 W 119TH PL, INGLEWOOD, CA 90304. PETER GIRGIS, 5516 W 119TH PL, INGLEWOOD CA 90304. 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 PETER GIRGIS. 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: 12/23/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47810

FICTITIOUS BUSINESS NAME STATEMENT: 2021278245
The following person(s) is/are doing business as: BRIDGE THE DIGITAL DIVIDE, 2430 W. 3RD STREET LOS ANGELES CA 90057. 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: 12/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47867

FICTITIOUS BUSINESS NAME STATEMENT: 2021278933
The following person(s) is/are doing business as: XJY RESTAURANT, 333 WEST GARVEY AVENUE #73, MONTEREY PARK, CA 91754. JIANYING XIE, 333 WEST GARVEY AVENUE 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 JIANYING XIE. 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: 12/28/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47870

FICTITIOUS BUSINESS NAME STATEMENT: 2021278968
The following person(s) is/are doing business as: HOUNDS OF THE HILLS, 5410 NOR- WICH AVENUE, SHERMAN OAKS, CA 91411. LIVING ROOM DOGGIES INCORPORATED, 5410 NORWICH AVENUE SHERMAN OAKS CA 91411. 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 EDDIE SMITH 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: 12/28/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47864

FICTITIOUS BUSINESS NAME STATEMENT: 2021278975
The following person(s) is/are doing business as: SAMS ONLINE STORE, 19116 BE-

CHARD AVENUE. CERRITOS, CA 90703. EDATRACCTIONS LLC, 19116 BECHARD AVE- NUC CERRITOS CA 90703. 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 JOSEPH CHAN. 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: 12/28/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47865

FICTITIOUS BUSINESS NAME STATEMENT: 2021279427
The following person(s) is/are doing business as: ALONZO GUZMAN CONSULTANT, 15313 FLLALLON AVE, NORWALK, CA 90650. ALONZO GUZMAN, 15313 FLLALLON AVE NORWALK CA 90650. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/21. Signed ALONZO GUZMAN. 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: 12/28/2021. 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: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47858

FICTITIOUS BUSINESS NAME STATEMENT: 2021280301
The following person(s) is/are doing business as: LOCKE SAINTS ALLUMNI MEN, 106 1/2 JUDGE JOHN AISO ST #127, LOS ANGELES, CA 90012. JAMES MITCHELL, 106 1/2 JUDGE JOHN AISO ST #127 LOS ANGELES CA 90012. 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 MITCHELL. 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: 12/29/2021. 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 Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47859

FICTITIOUS BUSINESS NAME STATEMENT: 2021281022
The following person(s) is/are doing business as: SWE SEWERS SOLUTIONS AND EN- GINEERING, 2105 FOOHTHILL BLVD STE B182, LA VERNE, CA 91750. THE SEWER SURGEON INC, 2105 FOOHTHILL BLVD STE B182 LA VERNE CA 91750. 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: 12/30/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47863

FICTITIOUS BUSINESS NAME STATEMENT: 2021281025
The following person(s) is/are doing business as: HIGH FLOW ELECTRIC, 11414 ELIZ- ABETH ST, NORWALK, CA 90650. GABRIEL CRUZ, 11414 ELIZABETH ST NORWALK CA 90650. The business is conducted by an individual. Registrant has begun to trans- act business under the fictitious business name or names listed here in on 12/21. Signed GABRIEL CRUZ. 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: 12/29/2021. 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 Code.) Published: 1/20/2022, 1/27/2022, 2/3/2022, 2/10/2022 NIN 47862

Zelena Atiabella Gamez-Madrid
and through her father Fabian Atancio
173 W 94th St
Los Angeles, CA 90003
Case Number: 22CMCP00008
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Zelena Atiabella Gamez-Madrid by and through her father Fabian Atancio
TO ALL INTERESTED PERSONS
Petitioner: Zelena Atiabella Gamez-Madrid by and through her father Fabian Atancio
Present name: Zelena Atiabella Gamez-Madrid
Proposed name: Zelena Atiabella Gamez-Madrid

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 3/29/22 Time: 8:30a Dept: 1A Rm: 904
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 news- paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/20/22 Signed: Thomas D. Long, Judge of the Superior Court
Published: 1/27/22, 2/3/22, 2/10/22, 2/17/22 6

FICTITIOUS BUSINESS NAME STATEMENT: 2022011095 The following person(s) is/ are doing business as: 90210 WATCHES INC. 9601 Wilshire Bl #120, Beverly Hills, CA 90210 90210 WATCHES INC. 9601 Wilshire Bl #120, Beverly Hills, CA 90210. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/21. Signed: Seth Grossman, CEO. This statement is filed with the County Clerk of Los Angeles County on: 1/18/21. 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: 1/13/22, 1/20/22, 1/27/22, 2/3/22 7

FICTITIOUS BUSINESS NAME STATEMENT: 2022010208. The following person(s) is/ are doing business as: HG LONG AND ASSOCIATES. 5437 LAUREL CANYON BOULE- VARD VALLEY VILLAGE CA 91607. HELEN GRAYCE LONG. 5437 LAUREL CANYON BOULEVARD 2ND FLOOR VALLEY VILLAGE CA 91607. 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: HELEN GRAYCE LONG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,679

FICTITIOUS BUSINESS NAME STATEMENT: 2021275498. The following person(s) is/ are doing business as: ACCESS CONSTRUCTION, 2729 E DE SOTO ST LONG BEACH CA 90814. 15025 AMAROSE ST LAKE ELSINORE CA 92530. WILLIAM S BLAKESLEE. 2729 E DE SOTO ST LONG BEACH CA 90814. 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: WILLIAM S BLAKESLEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/21/2021. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,696

FICTITIOUS BUSINESS NAME STATEMENT: 2021279903. The following person(s) is/ are doing business as: OPTIMUS SIGNS. 1912 N SANTA FE AVE APT 7 COMPTON CA 90221. MOISES FRAGOSO MEDINA. 1912 N SANTA FE AVE APT 7 COMPTON CA 90221. 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: MOISES FRAGOSO MEDINA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/29/2021. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,699

FICTITIOUS BUSINESS NAME STATEMENT: 2022013186. The following person(s) is/ are doing business as: BOHEMIAN BOWLS; BOHEMIAN MARKETPLACE. 9110 SEP- ULVEDA BLVD SUITE A NORTH HILLS CA 91343. 4825148. THE BOHEMIAN MARKET- PLACE INC. 9110 SEPULVEDA BLVD SUITE A NORTH HILLS CA 91343. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2022. Signed: SOMERSET M RUIZ, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/20/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,670

FICTITIOUS BUSINESS NAME STATEMENT: 2022010983. The following person(s) is/ are doing business as: BOARDWALK, 832 HERMOSA AVENUE HERMOSA BEACH CA 90254. CHOONG MOO YANG, 20745 E CREST LN UNIT C WALNUT CA 91789. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact busi- ness under the fictitious business name or names listed here on: 12/20/21. Signed: CHOONG MOO YANG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,671

FICTITIOUS BUSINESS NAME STATEMENT: 2021278486. The following person(s) is/are doing business as: KATYA'S CONSULTING SERVICES. 5530 STRAND #203 HAWTHORNE CA 90250. EKATERINA BOSTAPH. 5530 STRAND #203 HAWTHORNE CA 90250. 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: EKATERINA BOSTAPH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/27/2021. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,672

FICTITIOUS BUSINESS NAME STATEMENT: 2022010327. The following person(s) is/ are doing business as: PREMIER PRINT RESOURCE, 19553 MARTELLUS DR SANTA CLARITA CA 91350. KENNETH H ZAGER. 19553 MARTELLUS DR SANTA CLARITA CA 91350. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2007. Signed: KENNETH H ZAGER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,673

FICTITIOUS BUSINESS NAME STATEMENT: 2021269286. The following person(s) is/ are doing business as: TONY TARANOWA; JUST TAKE IT STUDIO. 5301 MURIELTA AVE SHERMAN OAKS CA 91423. VICTORIA TOMPKINS. 5031 MURIELTA AVE SHER- MAN 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: N/A. Signed: VICTORIA TOMPKINS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/13/2021. 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: 01/13/2022, 01/20/2022, 01/27/2022, 02/03/2022 TBS 6,674

FICTITIOUS BUSINESS NAME STATEMENT: 2022010546. The following person(s) is/ are doing business as: CITI CAR WASH. 361 W BROADWAY GLENDALE CA 91204. CAR WASH ON BROADWAY LLC. 361 W BROADWAY GLENDALE CA 91204. 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: 01/20/2022. Signed: ALEX OHAMYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,675

FICTITIOUS BUSINESS NAME STATEMENT: 2022000506. The following person(s) is/ are doing business as: ESTEBAN PLUMBING COMPANY INC. 14648 KITTRIDGE ST UNIT B VAN NUYS CA 91405. ESTEBAN PLUMBING COMPANY INC. 14648 KITTRIDGE ST UNIT B VAN NUYS CA 91405. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/21. Signed: FIDEL ESTEBAN PEREZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/03/2022. NO- TICE - 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,676

FICTITIOUS BUSINESS NAME STATEMENT: 2022010248. The following person(s) is/ are doing business as: IPONE REPAIR INC. 434 S 6TH ST SUITE J BURBANK CA 91505. ANA GEVORG SARGSYAN. 615 S ADAMS ST APT 9 GLENDALE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/21. Signed: TARON SARGSYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,677

FICTITIOUS BUSINESS NAME STATEMENT: 2022012762. The following person(s) is/are doing business as: LA BENDICION #2. 9767 LAUREL CANYON BLVD PACO- IMA CA 91331. VALENCIA A & D SERVICES INC. 13295 VAN NUYS BLVD PACOIMA CA 91331. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/21. Signed: ANA R VALENCIA BARRAJAS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,678

FICTITIOUS BUSINESS NAME STATEMENT: 2022014001. The following person(s) is/ are doing business as: LUCKY SPOT LOTTERY. 5228 W SUNSET BLVD LOS ANGELES CA 90027. LUCKY SPOT LOTTERY. 5228 W SUNSET BLVD LOS ANGELES CA 90027. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2017. Signed: SAM SEBUH, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/20/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,679

FICTITIOUS BUSINESS NAME STATEMENT: 2022013998. The following person(s) is/ are doing business as: BILLET HOME HEALTH GRANADA HILLS. 17050 CHATSWORTH ST. SUITE 243 GRANADA HILLS CA 91344. ALJIGENT HOME HEALTH. 17050 CHATSWORTH ST SUITE 243 GRANADA HILLS CA 91344. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2022. Signed: VAZIRI MADADI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/20/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,680

FICTITIOUS BUSINESS NAME STATEMENT: 2022008029. The following person(s) is/ are doing business as: PZ COLLECTIVE. 4555 SYLMAR AVE UNIT 230 SHERMAN OAKS CA 91423. PINCESSY POLICARPIO. 4555 SYLMAR AVE UNIT 230 SHERMAN OAKS CA 91423. ZACHARY EDGERTON-TORTI. 4555 SYLMAR AVE UNIT 230 SHER- MAN 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: 01/20/21. Signed: PRINCESS POLICARPIO, GENERAL PART- NERSHIP. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,681
FICTITIOUS BUSINESS NAME STATEMENT: 2022013345. The following person(s) is/ are doing business as: QUALITY USA ROOFING. 13400 SATICOY STREET UNIT 21 NORTH HOLLYWOOD CA 91605. ALEXANDER E VASQUEZ. 13400 SATICOY STREET UNIT 21 NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIV- IDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2022. Signed: ALEXANDER E VASQUEZ, OWNER. This state- ment is filed with the County Clerk of Los Angeles County on: 01/20/2022. 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: 01/27/2022, 02/03/2022, 02/10/2022, 02/17/2022 TBS 6,682

FICTITIOUS BUSINESS NAME STATEMENT: 2022008203. The following person(s) is/ are doing business as: LA CONCIERGE PSYCHOLOGIST. 578 WASHINGTON BLVD

Section 14411, et seq., B&P Code.) Published: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47869

FICTITIOUS BUSINESS NAME STATEMENT: 2021278250

The following person(s) is/are doing business as: LOS PANCHITOS NATURAL PRODUCT, 2562 SATURN AVE, HUNTINGTON PARK, CA 90255. SANDRA RIVERA SANTA MARIA, 25862 SATURN AVE HUNTINGTON PARK CA 90255 PEDRO GUARDADO DELGADO, 2562 SATURN AVE HUNTINGTON PARK CA 90255. The business is conducted by a Married Couple. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SANDRA RIVERA SANTA MARIA. 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: 12/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47869

FICTITIOUS BUSINESS NAME STATEMENT: 2021278971

The following person(s) is/are doing business as: JPSA REMODELING, 12728 TORCH ST., BALDWIN PARK, CA 91706. FRANCISCO JAVIER RAMIREZ GALINDO, 12728 TORCH ST BALDWIN PARK CA 91706. 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 FRANCISCO JAVIER RAMIREZ GALINDO. 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: 12/28/2021. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47860

FICTITIOUS BUSINESS NAME STATEMENT: 2021278973

The following person(s) is/are doing business as: ONTOPCONTENT.COM, 890 S. ROSEMEAD BLVD #23, PASADENA, CA 91107. CARLOS CORREA PASTRANA, 890 S. ROSEMEAD BLVD #23 PASADENA CA 91107. 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 CARLOS CORREA PASTRANA. 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: 12/28/2021. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47866

FICTITIOUS BUSINESS NAME STATEMENT: 2021281020

The following person(s) is/are doing business as: DESIGN AND CARE, DESIGN & CRE8, DESIGN AND CREATE, 5721 S CHARITON AVE, LOS ANGELES, CA 90056. WILLIAM JASON THOMPSON, 5721 S CHARITON AVE LOS ANGELES CA 90056. 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 WILLIAM JASON THOMPSON. 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: 12/30/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47861

FICTITIOUS BUSINESS NAME STATEMENT: 2022001305

The following person(s) is/are doing business as: FMC TRUSTEED, 12121 RAMONA EL MONTE, CA 91704. FRANCISCO VELAZQUEZ, 12121 RAMONA BLV EL MONTE CA 91732. 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 on 12/21. Signed FRANCISCO PASCUAL VELAZQUEZ. 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: 1/4/2022. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47916

FICTITIOUS BUSINESS NAME STATEMENT: 2022005016

The following person(s) is/are doing business as: HR CUSTOM CABINETS COMPANY, 8701 METTLER AVE UNIT #C, LOS ANGELES, CA 90003. RENE CARRERA, 228 W 111TH ST LOS ANGELES CA 90061 HUGO GALICIA GARCIA, 445 S HERBERT AVE LOS ANGELES CA 90063. The business is conducted by a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/17. Signed RENE CARRERA. 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: 1/7/2022. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47917

FICTITIOUS BUSINESS NAME STATEMENT: 2022006761

The following person(s) is/are doing business as: LEGALISTA CALIFORNIA, 1910 W WHITTIER BLVD, MONTEBELLO, CA 90640. ELIZABETH C LAMORE, 1910 W WHITTIER BLVD MONTEBELLO CA 90640. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/17. Signed ELIZABETH C LAMORE. 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: 1/11/2022. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47919

FICTITIOUS BUSINESS NAME STATEMENT: 2022007400

The following person(s) is/are doing business as: DILICIOUSPHOTOGRAPHY, 1724 N HIGHLAND AVE 606, LOS ANGELES, CA 90028. DANIEL VALENTINE, 1724 N HIGHLAND AVE 606 LOS ANGELES CA 90028. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/22. Signed DANIEL VALENTINE. 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: 1/12/2022. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47919

FICTITIOUS BUSINESS NAME STATEMENT: 2022014196

The following person(s) is/are doing business as: THE LOCOMOTORY, 342 CARBONIA AVE, WALNUT, CA 91789. ALLEN I HO LIN, 342 CARBONIA AVE WALNUT CA 91789. 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 ALLEN I HO LIN. 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: 1/21/2022. 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: 1/27/2022, 2/3/2022, 2/10/2022, 2/17/2022 NIN 47920

Title Order No.: 8748065 Trustee Sale No.: 83483 Loan No.: 399195540 APN: 4387-022-012; 4387-022-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/28/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/2/2022 at 10:30 AM, CALIFORNIA TD SPECIALISTS as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 7/3/2018 as Instrument No. 20180666510, in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: JUDITH ALESSI, A SINGLE WOMAN, as Trustor ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION

THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 7 OF TRACT NO. 20500, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 580 PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO THAT PORTION OF LOT 2 TRACT NO. 20500, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, SOUTH 02 DEGREES 44 MINUTES 00 SECONDS EAST 35.50 FEET; THENCE SOUTH 31 DEGREES 04 MINUTES 23 SECONDS WEST 8.87 FEET; THENCE NORTH 58 DEGREES 40 MINUTES 32 SECONDS WEST 21.50 FEET; THENCE NORTH 14 DEGREES 03 MINUTES 54 SECONDS EAST 32.00 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 2, DISTANT THEREON SOUTH 86 DEGREES 27 MINUTES 08 SECONDS EAST 13.50 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE NORTH 86 DEGREES 27 MINUTES 03 SECONDS EAST 13.50 FEET TO THE POINT OF BEGINNING. 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: 9635 CEDARBROOK DRIVE LOS ANGELES (BEVERLY HILLS AREA), CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed 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, to-wit: \$3,776,932.41 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/4/2022 CALIFORNIA TD SPECIALISTS, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on

the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 83483. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 83483 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; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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.

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso):
20SMCV00391

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): The Consulate General of the State of Kuwait in Los Angeles, an unknown entity; H.E. Faisal Ibrahim Al Houli, an individual and Does 1 through 100, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Elke Schletz-Walther aka Elke Sommer, (see additional parties attachment)

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): Superior Court of California, West District, Santa Monica Courthouse, 1725 Main Street, Santa Monica, CA 90401

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*): Abramson Law Group, Nicolai Ari Abramson, Esq., 815 Moraga Dr., Los Angeles, CA 90049, (310) 472-7244

DATE (*Fecha*): 03/10/2020

Sherry R. Carter, Executive Officer/ Clerk of Court, Clerk (*Secretario*), by L. Kulkin, Deputy (*Adjunto*) (SEAL)

List additional parties:

Plaintiff: individually and as trustee of the Sommer-Walther Family Trust Dated June 28, 2016; and Wolf D. Walther, individually and as trustee of the Sommer-Walther Family Trust Dated June 28, 2016

1/13, 1/20, 1/27, 2/3/22

CNS-3544290#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LUANNE C. WELLS

Case No. 22STPB00165

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LUANNE C. WELLS

A PETITION FOR PROBATE has been filed by Paul C. Heeschen in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Paul C. Heeschen 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 Feb. 17, 2022 at 8:30 AM in Dept. No. 5 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:
PAUL N FRIMMER ESQ
SBN 50541**

LOEB & LOEB LLP
10100 SANTA MONICA BLVD
STE 2200
LOS ANGELES CA 90067
CN983645 WELLS Jan 20,27, Feb 3, 2022

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
SHELDON L. GOLDFLAM
CASE NO. 22STPB00290**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SHELDON L. GOLDFLAM.

A PETITION FOR PROBATE has been filed by SHANNA BERKOVITS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SHANNA BERKOVITS 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: 02/17/22 at 8:30AM in Dept. 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
JAY H. GRANT - SBN 30922
JAY H. GRANT, INC., A.P.C.
10517 SANTA MONICA BLVD.
LOS ANGELES CA 90025
1/20, 1/27, 2/3/22
CNS-3547367#

T.S. No.: 21-25591 A.P.N.: 5560023041 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/11/2005. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: SHAHIDEH KHODADADI, A SINGLE WOMAN Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 3/14/2005 as Instrument No. 05 0574082 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Described as follows: As more fully described in said deed of trust Date of Sale: 2/22/2022 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$441,752.41 (Estimated) Street Address or other common designation of real property: 1209 LARRABEE STREET NO 2 WEST HOLLYWOOD, CA 90069 A.P.N.: 5560023041 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified

that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 21-25591. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 21-25591 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: 01/12/2022 Carrington Foreclosure Services, LLC 1500 South Douglas Road, Suite 150 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NON-SALE information: 888-313-1969 Vanessa Pessina, Trustee Sale Specialist

APN: 5528-017-061, 5528-017-062, 5528-017-064 T.S. No.: 2020-1601 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/20/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be

held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: TOBY MAZZIE JR., A SINGLE MAN Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Recorded 12/4/2018 as Instrument No. 20181222403 in book XX, page XX of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/17/2022 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other charges: \$3,745,856.01 Property being sold "as is - Where is" Street Address or other common designation of real property: 8444 MELROSE AVENUE AND 619 NORTH CROFT AVENUE WEST HOLLYWOOD, CA 90048 AKA 8444 MELROSE AVENUE AND 619 NORTH CROFT AVENUE LOS ANGELES CA 90048 EXHIBIT "A" LEGAL DESCRIPTION Real property in the City of West Hollywood, County of Los Angeles, State of California, described as follows: Parcel 1: (APN: 5528-017-061) Lot 9 in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. Except the easterly 20 feet of the Southerly 42 feet thereof. Parcel 2: (APN: 5528-017-064) The southeast 42 feet measured on the southwest one of Lot 10, in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. Parcel 3: (APN: 5528-017-062) The northeast 20 feet of the southeast 42 feet of Lot 9, in Block 2 of Tract No. 6072, in the City of West Hollywood, in the County of Los Angeles, State of California, as per Map recorded in Book 66, Page 98 of Maps, in the Office of the County Recorder of said County. A.P.N.: 5528-017-061, 5528-017-062, 5528-017-064

THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604 OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST, GUARANTEES, UCC'S, SECURITY AGREEMENTS.

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or

deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case 2020-1601. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 1/12/2022 **S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600.** By: **Colleen Irby, Trustee Sale Officer.** WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (TS# 2020-1601 SDI-22666)

NOTICE OF PETITION TO ADMINISTER ESTATE OF MURRAY RUCKER CASE NO. 21STPB06438

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

A PETITION FOR PROBATE has been filed by Beverly Rucker in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Beverly Rucker 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 with full authority. (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 03/07/2022 at 9:30 A.M. in Dept. 4 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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:

CRAIG A. HUMPHREY

SBN 150435

MESSNER REEVES LLP

650 Town Center Drive, Suite 700, Costa

Mesa, CA 92626
Telephone: (310) 909-7789
1/27, 2/3, 2/10/22
CNS-3549034#

ORDINANCE NO. 22-O-2855

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE NO. 21-O-2833 AMENDING SECTION 10-2-303 OF THE MUNICIPAL CODE REGARDING ADJUSTING LOT LINES THAT ARE BETWEEN JURISDICTIONAL BOUNDARIES, AND DECLARING THE URGENCY THEREOF

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

Section 1. Legislative Findings.

The City Council of the City of Beverly Hills is concerned about lot line adjustments which create or increase the size of parcels crossing the boundary of the City. Of particular concern is the fact that the City's regulations permitted the adjustment of lot lines to create or expand parcels located both within the City and another City. The City does not have authority over the development of land within the jurisdiction of another City. Accordingly, when a parcel is located both within the City and another city, a portion of the parcel is subject to the City's regulations and development standards, and a portion of the parcel is subject to the regulations and development standards of that other city. Because the City's General Plan and zoning and building ordinances would not apply to the portion of the lot which is located in another city's jurisdiction, a lot line adjustment creating or expanding a lot that crosses the City boundary will not conform to the City's General Plan or the City's zoning and building ordinances. This negatively impacts the public health, safety, and welfare because buildings that do not comply with City codes can be built with City access, utilities, and other services and buildings can be built under another city's zoning regulations without appropriate setbacks. Consequently, the City Council wishes to consider enacting appropriate regulations regarding if and under what circumstances adjusting a lot line to create or expand a parcel that crosses the City boundary may be appropriate. City staff continues to study the issues related to permanent regulations.

Because the public process of adopting permanent regulations may be lengthy, and to prevent the adjustment of lot lines which will create or expand parcels that cross the boundary of the City in the intervening period, the City Council adopted Ordinance No. 21-O-2833, an interim ordinance that took effect immediately on January 26, 2021 (the "Interim Ordinance"). The Interim Ordinance amends Section 10-2-303 of Article 3 of Chapter 2 of Title 10 of the Beverly Hills Municipal Code to prohibit a lot line adjustment which would either create or expand a lot that crosses the City boundary. The Interim Ordinance was extended for a period of ten (10) months and fifteen (15) days on March 11, 2021 in accordance with Government Code Section 65858.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance to protect the public health, safety, and welfare to prohibit uses that may be in conflict with a zoning proposal that the legislative body, planning commission, or the planning department is considering or studying or intends to study within a reasonable time. After public notice, the City Council may extend the interim ordinance first by a period of ten (10) months and fifteen (15) days, and then by an additional one (1) year pursuant to Government Code Section 65858. Notice of the public hearing at which the City Council considered adopting this extension ordinance was duly published on December 24, 2021, in the *Beverly Hills Courier*, and on December 30, 2021, in the *Beverly Hills Weekly* and in the *Beverly Press*.

Section 3. Urgency Findings.

The City Council finds and determines that failing to implement immediate changes to the City's lot line adjustment regulations would result in an immediate threat to the public health, safety, and general welfare. As described in Section 1, the City's regulations permit lot line adjustments which create or expand parcels crossing City boundaries, resulting in parcels

subject to both the City's zoning and building regulations and another city's zoning and building regulations. Because the City's General Plan and zoning and building ordinances would not apply to the portion of the lot which is located in another city's jurisdiction, such lot line adjustments will not conform to the City's General Plan or the City's zoning and building ordinances. Accordingly, without appropriate regulations, the continued adjustment of lot lines to create or expand parcels under split jurisdiction will negatively impact the public health, safety, and general welfare. Thus, to preserve the public health, safety, and general welfare, the City Council declares it is necessary that this Ordinance take immediate effect to prevent these harms.

Section 4. CEQA Findings.

The City Council hereby finds that the adoption and implementation of the Interim Ordinance or extension thereof is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of Title 14 of the California Code of Regulations because the average slope of the City is less than 20 percent and the extension of the Interim Ordinance represents a minor alteration in land use limitations and does not result in any changes in land use or density. In addition, the City Council finds that the adoption and implementation of the Interim Ordinance or extension thereof 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, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This exemption is applicable because the extension of the Interim Ordinance would not result in physical changes to the subject properties and no potential for causing a significant effect on the environment exists.

Section 5. Severability.

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

Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall amend and extend the effect of the Interim Ordinance for a period of one (1) year, as provided in Government Code Section 65858.

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: January 18, 2022
EFFECTIVE: January 18, 2022

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. 22-O-2856

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM

ORDINANCE NO. 21-O-2853 TO PROVIDE OBJECTIVE 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.

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 became effective on January 1, 2022. SB 9 projects will have the potential to significantly impact the character of the City's well established single family neighborhoods. 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 wishes to consider enacting permanent ordinances to establish objective zoning and subdivision standards for SB 9 projects.

Because the public process of adopting these ordinances may be lengthy, and to protect the public health, safety, and welfare and prevent detrimental impacts on single family residential neighborhoods within the City, the City Council adopted Ordinance No. 21-O-2853, an interim ordinance that took effect on December 7, 2021, (the "Interim Ordinance"). The Interim Ordinance establishes standards and procedures for projects developed according to the regulations included in SB 9. These standards include lot size limits for urban lot splits, height, size, and design standards for new units constructed pursuant to SB 9 regulations, setback standards, parking requirements, and occupancy and use requirements for new units and Accessory Dwelling Units on lots split in accordance with SB 9. City staff continues to study the issues related to 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 any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time. After public notice, the City Council may extend the interim ordinance by a period of ten (10) months and fifteen (15) days, 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 December 24, 2021, in the *Beverly Hills Courier*, and on December 30, 2021, in the *Beverly Hills Weekly* and in the *Beverly Press*.

Section 3. Urgency Findings.

The City Council finds 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. To preserve the public health, safety, and general welfare, the City Council declares it necessary that this Ordinance take immediate effect to prevent these harms.

Section 4. CEQA Findings.

The City Council hereby finds that 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 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 ten (10) months and fifteen (15) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may

extend the effectiveness of the Interim Ordinance for an additional one year period, as provided in Government Code Section 65858.

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: January 18, 2022
EFFECTIVE: January 18, 2022

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

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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

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.

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

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

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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)

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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

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Did you know this about Beverly Hills schools?



- BHHS has launched a new state-of-the-art Music Industry Center? It includes a series of audio production courses that provide real world experience to students.
- BHUSD schools have some of the lowest faculty-to-student ratios in the area?
- Beverly Vista is one of the top 6-8 middle schools in the area?
- BHHS offers many extra curricular activities even some colleges don't offer?



Interested in learning more? Contact Jennifer today.



Jennifer Okhovat

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