

# Beverly Hills Weekly

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Issue 1208 • November 24 - November 30, 2022



## Giving Thanks

**Barry Hinden is Giving Kids a Reason to Be Thankful this Thanksgiving**

# JOIN US!

Thursday, December 1, 2022

## FOR A SPECIAL HOLIDAY CELEBRATION

Meet us at Beverly Cañon Gardens at 5:30 pm for a photo, and then we'll take the trolley throughout the city to see the exciting décor and visit participating First Thursday businesses!

We'll end the night at Ella in the Sixty Hotel for a Holiday Celebration starting at 8:00 pm. Join us for light bites, music, dancing and special surprises!



### Hop-on, Hop-off TROLLEY ROUTE

The City's Trolley will run throughout the City on curated routes as part of the program.



Learn more at [BEVERLYHILLS.ORG/FIRSTTHURSDAYS](http://BEVERLYHILLS.ORG/FIRSTTHURSDAYS)



## City of Beverly Hills Holiday Décor

November 17, 2022 through January 1, 2023

For more information, visit [BEVERLYHILLS.ORG/HOLIDAYSBH](http://BEVERLYHILLS.ORG/HOLIDAYSBH)



- |  |  |  |                          |
|--|--|--|--------------------------|
| <b>CH</b> City Hall-Unwrap the Magic Projection Show     | <b>LL</b> Lights on the Lily Pond                  | <b>M</b> Menorah Display                     | <b>VC</b> Visitor Center |
| <b>U</b> Unwrap the Magic Projection Show - Viewing Area | <b>GG</b> Glowing Gardens at Beverly Cañon Gardens | <b>RD</b> Beverly Hills Express Median Décor | <b>W</b> The Wallis      |
| <b>CT</b> Christmas Tree Display                         | <b>HL</b> Holiday Lights                           | <b>S</b> Santa with Reindeer & Sleigh        | <b>P</b> Parking         |

briefs • Election Results • briefs • Board Approves Funding • sports • BHHS Wins Southern Section Division  
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# Beverly Hills Weekly

Issue 1207 • November 17 - November 23, 2022

**Noelle's Niche**  
Human Relations Commission Chair Noelle Freeman  
On How Her Commission Is Making A Difference

cover story • page 7

## WHAT'S ON YOUR MIND?

You can write us at:  
140 South Beverly Drive  
#201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

email us at:  
editor@bhweekly.com

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**Publisher & CEO**  
Josh E. Gross

**Reporter**  
Danielle Berjikian

**Sports Editor**  
Steven Herbst

**Contributing Editor**  
Rudy Cole  
(1925-2013)

**Legal Advertising**  
Mike Saghian  
Eiman Matian

140 South Beverly Drive  
#201  
Beverly Hills, CA 90212  
310.887.0788 phone  
310.887.0789 fax  
CNPA Member

editor@bhweekly.com  
All staff can be reached at:  
first name @bhweekly.com  
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OUR DATA SPEAKS VOLUMES



# letters & email

## “Raising Metro Fares”

AN OPEN LETTER TO THE METRO BOARD:

First, most TAP riders utilize monthly passes. That requires just one trip a month to a TAP machine or retailer to reload the TAP card.

Instead, the riders will have to visit a TAP machine or retailer four times a month.

That is not an improvement; reloading a TAP card is not an efficient process.

It also assumes that TAP reloading machines are operational. That may be a tremendously false assumption.

Second, the increases for select fares are beyond any common rationale.

For a Senior currently spending \$20 for a monthly pass, their cost will increase to \$32 a month, an increase of 60%.

Currently, a rider is allowed a free transfer with a TAP card. Most riders require two buses to commute each way to work. Their cost will increase from \$1.75 to \$4.00, an increase of 129%.

For a Senior currently spending 35 cents per ride in non-peak hours, their increase to \$1 per ride will represent an increase of 186%.

This plan is not about “fare capping,” it is a disguise to merely raise more money from the people who need Metro the most.

Lower the obstacles to use Metro, instead of charging more.

Last, the Public Hearing was a technological disaster, and should be re-held. It should also be noted that there were no notices on buses.

**Steve Mayer**  
Beverly Hills

## briefs

### City Wins SLAPP Suit Against Firefighters

The City has prevailed in a SLAPP suit after Councilmember John Mirisch was dismissed in a lawsuit that was filed on behalf of Beverly Hills Firefighters Josh Sattley and Ettore Berardinelli Jr. challenging the County vaccination mandate for health-care workers.

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

“The court awarded attorney’s fees to the City in the case of Sattley v. Beverly Hills. The court determined that the lawsuit brought by Mr. Sattley was a Strategic Lawsuit Against Public Participation or SLAPP lawsuit. Furthermore, the court



(L-R): Holiday Character, Allison Adams, Ariel Ouziel, Michael Carbajal, Foued Douma, Chair Tiffany Davis, Kristin Merklings, Kaveh Farshad, Holiday Character

### Rodeo Drive Lit for the Holidays

Members from the Next Beverly Hills Committee attended the Holiday Lighting Ceremony last Thursday.



### Bradbury Pens New Children’s Book

Kristi Bradbury shared her new book “To Iowa in the Back Seat” with Hawthorne students on Nov. 9.

determined that Mr. Sattley had no likelihood of prevailing when he sued Councilmember Mirisch based on statements that the Councilmember made over social media and to the news media. The court correctly determined that Councilmember Mirisch had his own First Amendment rights to make statements regarding important public policy issues, such as the vaccination mandate, and should not be subject to a lawsuit because he exercised those rights. Because the plaintiffs in the lawsuit should have recognized this, the court ordered them to pay the City’s attorney’s fees,” Beverly Hills City Attorney Larry Wiener said.

The City has also filed a motion to be dismissed from the case. That hearing is set to take place Dec. 15.

### City Council Approves Resolution to Assist Homeless Population

At last Tuesday’s meeting the City Council approved several items that are intended to further assist homeless people.

The City Council has decided to move forward with a centralized 24-hour hotline. This is intended to have an easy to remember phone number that residents could call 24/7 to report non-emergency issues regarding homeless people. The City decided to go with the number 310-285-2468 because it spells out BHOT (Beverly Hills Outreach Team).

The City will move forward with the implementation of a software system meant to better assist homeless outreach workers that are navigating the myriad of services and programs available to homeless people

because it may be very complicated and difficult to manage. Sometimes outreach workers find that their client is enrolled in multiple government programs, has an existing case worker, or has been in and out of various shelters. There is a lot of data to track and this data is meant to be helpful to the staff who work with the homeless.

The one-time and year-one costs associated with the the software and mobile devices is \$92,928. The annual cost for software and mobile devices after year-one would be approximately \$82,912.

This Council also approved a two part pilot plan. The Beverly Hills Outreach Team, contracted through Step Up on Second, expanded their hours to provide coverage 16 hours per day, Monday through Friday, from 5am to 9pm, and also added a second Outreach Specialist position to work on Saturdays and Sundays from 8am to 5pm.

The annual cost for BHOT’s expanded coverage for these two positions will not exceed \$121,194. The City also contracted with Nastec to provide a six month initial pilot program for an overnight and weekend response team. This would consist of two outreach/security individuals who will respond to non-emergency calls to the hotline nightly from 5pm to 8am. Additionally, they would provide 24 hour coverage on the weekends. The total cost for the six month pilot program is \$420,836.

### Beverly Terrace Hotel Requests Project Renewal

In 2016, the Planning Commission

briefs cont. on page 5



# NOTICE OF ADOPTION OF ORDINANCE NO. 22-O-2868

The City Council of Beverly Hills, at its regular meeting held on Tuesday, November 15, 2022 at 7:00 p.m., in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, adopted Ordinance No. 22-O-2868 entitled:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING CODE; THE 2022 CALIFORNIA RESIDENTIAL CODE; THE 2022 CALIFORNIA ELECTRICAL CODE; THE 2022 CALIFORNIA MECHANICAL CODE; THE 2022 CALIFORNIA PLUMBING CODE; THE 2022 CALIFORNIA ENERGY CODE; THE 2022 CALIFORNIA FIRE CODE; THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2022 CALIFORNIA HISTORICAL BUILDING CODE; THE 2022 CALIFORNIA EXISTING BUILDING CODE; THE 2022 CALIFORNIA REFERENCED STANDARDS CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION; INCLUDING CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

### SUMMARY OF ORDINANCE NO. 22-O-2868

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

In accordance with the requirements of State law, the City has adopted by reference and incorporates within the Municipal Code, the following editions of codes contained in the 2022 California Building Standards Code and set forth in California Code of Regulations, Title 24, Parts 1 - 12. The 2022 California Residential Code, Building Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code, and Referenced Standards Code, together with certain amendments, deletions, exceptions, and qualifications, generally deal with all aspects of building construction, specification of building materials, structural, plumbing, electrical, and HVAC design, construction and techniques, energy efficiency, water supply and drainage systems, engineering formulas for building design, and special fire and seismic safety regulations for residential, commercial and industrial structures and facilities. The Ordinance also adopts special provisions regulating construction in high fire risk areas. The 2022 California Green Building Standards Code generally establishes mandatory and voluntary standards for sustainability of structures and systems. The Ordinance also adopts the 2022 California Historical Building Code which provides regulations for the preservation, restoration, rehabilitation or reconstruction of designated historic buildings and properties. The 2022 California Existing Building Code being adopted provides alternative approaches to achieve compliance with minimum requirements to provide reasonable levels of safety, health, property protection, and general welfare

related to the repair, alteration, and relocation of existing structures. Finally, the Ordinance adopts the 2021 International Property Maintenance Code which establishes nationally recognized standards for maintenance of property, buildings and structures.

The Ordinance adopts penalties and authorizes establishment of fees applicable to the various Codes being adopted.

### Those voting for or against adoption of Ordinance No. 22-O-2868 are as follows:

**AYES:** Councilmembers Nazarian, Friedman, Mirisch, Vice Mayor Gold, and Mayor Bosse

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

A certified copy of the entirety of the text of Ordinance No. 22-O-2868 is available for review during normal business hours at the Office of the City Clerk Office located at 455 N. Rexford Drive, Beverly Hills, CA 90210, Second Floor, Beverly Hills, California.

HUMA AHMED  
CITY CLERK

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, December 8, 2022  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Meeting will be held in person at: Commission Meeting Room 280A Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210  
Members of the public may also participate via teleconference; details provided below



**PROJECT ADDRESS:** 9031 Olympic Boulevard (nearest cross street: South Wetherly Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, December 8, 2022**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

**Conditional Use Permit.** A request for a Conditional Use Permit (CUP) to allow the continued operation of a vehicle service use located at **9031 Olympic Boulevard (Jim Falk Lexus Automotive Group)**. The request does not include any modifications to the existing operation or conditions of approval previously imposed by the Planning Commission. The request applies only to 9031 Olympic Boulevard; however, the operation of the vehicle service use is also associated with properties located at 9000 Olympic Boulevard and 9001 Olympic Boulevard.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. This exemption is applicable to the minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The proposed project involves renewing a previously approved entitlement that does not involve any modifications. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org)
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission.

Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Tuesday, November 29, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, November 29, 2022, but prior to the public hearing, will be distributed to the Commission under separate cover.

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 **Judy Gutierrez, Associate Planner**, in the Planning Division at **(310) 285-1192**, or by email at [jgutierrez@beverlyhills.org](mailto:jgutierrez@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,  
Judy Gutierrez, Associate Planner

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(L to R): Superintendent Michael Bregy, Tina Wiener, Jill Egerman, Human Relations Commissioner Rose Kaiserman, Mayor Lili Bosse, Fred Farahmand, Kelly Hinden, Athletic Director Tim Ellis, Azy Farahmand, and Jon Bosse

### BHEF Holds Poker Night

The Beverly Hills Education Foundation (BHEF) held a poker night last Wednesday at the home of Azy and Fred Farahmand.

conditionally approved a Conditional Use Permit to allow a dining facility in a non-conforming hotel to be open to the public, a Development Plan Review to operate an open air dining area in a non-conforming hotel that would be served by existing parking supply, and an Extended Hours Permit to allow restaurant and open air dining operations between 7:00 AM and 11:00 PM daily for the Beverly Terrace Hotel.

On Sept 9, the applicant submitted a request to renew the aforementioned entitlements. The reviewing authority for the renewal is the Director of Community Development, unless the Planning Commission makes a determination to act as the reviewing authority. As such, the Commission directed that the Director of Community Development should be the reviewing authority for the renewal of the subject entitlements.

The applicant previously submitted a timely extension request and obtained a renewal in 2019, which was issued by the Director of Community Development as directed by the Planning Commission.

All operations associated with the hotel's public restaurant and open air dining would remain the same. City staff has reviewed the Police Department's calls for service and incident reports at the property from the period of Oct. 13, 2019 to Oct. 17, 2022. In total, there were 47 calls for service during this time; however, none of them have been associated with the hotel's restaurant or open air dining area.

### Gordon Named to Teaching Position at Hamilton High

"A Taste of Broadway" director Jenny Gordon will pursue a new role at Hamilton High School as the new musical theater teacher.



Jenny Gordon

Hamilton is an LAUSD magnet school dedicated to Performing Arts. "This is truly a gift from the heavens. I am so honored and so thrilled to be working with this group of

dedicated performing arts students," Gordon said.

While Gordon will be teaching five classes and directing Hamilton's spring musical, she will still be heading "A Taste of Broadway", the after school program that Gordon designed to instill an appreciation of musical theater in students. The program will be entering its 20th year.

"These kids are extremely important to me and the kids of Beverly Hills have always been very important to me," Gordon said.

"A Taste of Broadway" will be presenting its fall show in Jan. and a spring show later next year.

"I will hopefully be doing a big show for the spring session. I would like to bring back a bunch of graduates, college kids, and high school kids who have all gone through the program for its 20th anniversary," Gordon said.

### Vahagn Setian Charitable Foundation to Hold Tree Planting Ceremony

The Vahagn Setian Charitable Foundation will be hosting a tree planting ceremony on Dec. 4 at 9 a.m. at 1100 Coldwater Canyon Drive on the north side of the street next to the Beverly Hills Fire Station and across the street from Coldwater Canyon Park.

The Vahagn Setian Charitable Foundation was established after Vahagn, a Beverly High senior, was killed in 2006. The Foundation originally started their contributions to the community by providing musical instruments to children whose families could not afford to purchase one of their own. Karén Setian, his father, has



since said he then realized that the core of the Foundation's work should be to address decisions children make.

### Human Relations Commission Discusses Kindness Week

At last Thursday's meeting the Human Relations Commission discussed ideas and provided suggestions for 2023 Kindness Week activities and events.

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Joe Alexander and Mayor Lili Bosse

### Holocaust Museum Honors Joe Alexander

On Sunday, the Holocaust Museum LA honored survivor Joe Alexander who turned 100 that day. Joe Alexander is a survivor of 12 Concentration camps, Auschwitz-Birkenau #14284. Mayor Lili Bosse honored Joe with a special proclamation that recognized his story and strength. "He is here to bear witness and tell his story and we are here to honor him and the millions of lives murdered and stand up to hate," Bosse said.

The 2023 Kindness Week spans from Sunday, Feb. 12 through Saturday, Feb. 18, 2023. In prior years, community engagement events and activities have in-

briefs cont. on page 6

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briefs cont. from page 5

cluded a booth at the Farmers' Market, partnerships with the Beverly Hills Library for the curation of kindness themed literature and Story Time, Valentine's Day events with the Beverly Hills Active Adult Club, a movie screening and social media challenges.

Commissioner Vered Nisim recommended the commission include local businesses to participate in the week. Commissioner Rose Kaiserman suggested a possible food drive, where the commission could collect and send Uber Eats cash to local homeless organizations.

Last year the Beverly Hills Active Adult Club (BHAAC) Board decided to purchase flowers to give out on Valentine's Day for se-

niors in the community. The commission will possibly do that again this year.

Vice Chair Laura Hornwood Margo suggested holding a critical conversation where kidness played a factor. Critical Conversations is part of the City's Embrace and Celebrate Culture Initiative, an inter-commission collaboration of the Arts and Culture and Human Relations Commissions, and Next Beverly Hills Committee, to celebrate the rich culture in Beverly Hills and bring greater awareness to diversity, equity and inclusion in the City and beyond, as part of the national dialogue. Margo also suggested visiting a retirement community, possibly bringing peoples groceries to their cars, or free ice cream.

Last year, library staff committed to incorporating kindness themed programming for the week. Dial-a-Story featured a book about kindness for families to call in and listen. The Library also featured a comprehensive list of kindness books, e books, movies, and digital materials for all ages on their website and social media channels and commissioners read books about kindness to toddlers at the Library's outside Story Time program. The commission may also do this for this upcoming kindness week.

### Beverly Hills Man Convicted for Health Care Fraud and Prescription Drug Diversion Scheme

On Nov. 15 a federal jury convicted Shahriar "Michael" Kalantari, of Beverly Hills, for his role in an ap-

proximately \$723,000 health care fraud and prescription drug diversion scheme involving two Southern California pharmacies.

Kalantari generated false prescriptions as part of a health care fraud and unlicensed wholesale distribution scheme occurring in 2016 and 2017, according to court documents. Kalantari's co-conspirators obtained beneficiary information, which Kalantari then used to write or cause to be written false and fraudulent prescriptions for expensive prescription medication, including drugs used to treat HIV. Kalantari's co-conspirator then submitted claims to Medicare and Medicaid of California through her two pharmacies for the drugs, which were never dispensed to the beneficiaries but, rather, provided to co-conspirators to sell on the black market.

Kalantari was convicted of conspiracy to commit health care fraud, health care fraud, and conspiracy to engage in the unlicensed wholesale distribution of prescription drugs.

### Next BH to Host End of the Year First Thursday

The Next Beverly Hills Committee will be hosting its last First Thursday for this year on Dec. 1.

The night will start with a viewing of the Lily Pond light show and the City Hall video mapping. The event will end with a holiday celebration at a location that has yet to be determined.

On Dec. 7 the Committee will be doing "Greystone after Dark". Although the public is welcome to attend, there is a capacity limit and will be based on a serve come first serve basis. To RSVP send an email to [nextbeverly@gmail.com](mailto:nextbeverly@gmail.com); subject line: "Greystone After Dark". There will be one RSVP per email.

On Dec. 12 the Committee is also planning on hosting a film screening at Greystone. However, this has not yet been finalized.

On Dec. 15 the Committee will be hosting their last meeting of the year where the Vice Chair election results will be announced.

### Next Business with Bosse Dec. 8

The next Business with Bosse will take place on Thursday, December 8, 2022, at 208 Rodeo. Res-

idents can drop-in between 5:30 p.m.-7 p.m. Sample bites will be available.

Business with Bosse was created by Beverly Hills Mayor Lili Bosse to put a spotlight on local businesses.

### Women's Guild Cedars-Sinai Disco Ball Honoring Jamie Lee Curtis

Women's Guild Cedars-Sinai is hosting a Disco Ball on Wednesday, Nov. 30 in The Garden at the Beverly Hilton. The event will be hosted by Jason Alexander. Jamie Lee Curtis will receive The Hollywood Icon Award, Nadine Schiff-Rosen and Fred Rosen will receive The Humanitarian Award.

The cocktail reception will begin at 5:30 p.m. followed by dinner, awards presentations, a live auction, and a Disco Show followed by Disco Dancing under the stars with a D.J.

Women's Guild has supported world-class healthcare through research and innovation for over 60 years.

Past Women's Guild projects include Dr. Shelly Lu's Women's Guild Chair in Gastroenterology, Women's Guild Simulation Center for Advanced Clinical Skills, Women's Lung Institute, and the Saul and Joyce Brandman Breast Center-A Project

of Women's Guild at Samuel Oschin Comprehensive Cancer Institute.

Curtis is the founder and CEO of the website MY HAND IN YOURS, a charitable organization that

offers comfort and celebration items with 100% of every sale being donated directly to Children's Hospital Los Angeles, an organization Curtis has been associated with for many years.

Humanitarian Award honorees Nadine Schiff-Rosen and Fred Rosen have a multitude of charitable and philanthropic organizations they work closely with including being the founders of Temple Sinai Center for Mental Health.

For tickets to The Disco Ball call Grant Associates at (323) 904-4400 or email: [yikel@grantevents.com](mailto:yikel@grantevents.com).

--Briefs Compiled by Danielle Berjikian

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90047. ARNOLD D. DICKSON II, 7701 S Western Ave #5, Los Angeles, CA 90047. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/20/22. Signed: Arnold D. Dickson II, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/26/22. 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) 11/3/22, 11/10/22, 11/17/22, 11/24/22 223 FICTITIOUS BUSINESS NAME STATEMENT: 2022232286 The following person(s) is/are doing business as: SKINNY FRIES DENIM, 2445 E 12th St #D, Los Angeles, CA 90021. MPSE-DENIM INC. 2445 E 12th St #D, Los Angeles, CA 90021. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/22. Signed: Jeffrey Yu, President. This statement is filed with the County Clerk of Los Angeles County on: 10/24/22. 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) 11/3/22, 11/10/22, 11/17/22, 11/24/22 224 Paige Eden Schwimer 140 S Reeves Dr #A

Beverly Hills, CA 90212 Case Number: 22SMCP00375 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St Santa Monica, CA 90401 AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Paige Eden Schwimer TO ALL INTERESTED PERSONS Petitioner: Paige Eden Schwimer Present name: Paige Eden Schwimer Proposed name: Paige Eden Diako THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 12/16/22 Time: 8:30 a Dept: K Rm: A Copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 8/5/22 Signed: Lawrence H. Cho, Judge of the Superior Court Published: 11/3/22, 11/10/22, 11/17/22, 11/24/22 225 Paige Eden Schwimer 140 S Reeves Dr #A Beverly Hills, CA 90212 Case Number: 22SMCP00375 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St Santa Monica, CA 90401 AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Paige Eden Schwimer TO ALL INTERESTED PERSONS Petitioner: Paige Eden Schwimer Present name: Paige Eden Schwimer Proposed name: Paige Eden Diako THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

# coverstory

## GIVING THANKS

### Barry Hinden is Giving Kids a Reason to Be Thankful this Thanksgiving

By Danielle Berjikian

*Beverly Hills resident Barry Hinden is a senior partner at Hinden & Breslavsky. Every holiday season his law firm purchases toys and runs a donation drive to help kids and families in need.*

**You started a toy drive at your law firm that occurs every holiday season. Tell us about that.**

This is our 16th or 17th year doing this. We represent injured workers and workers compensation. That is about 90% of our



business. In workers compensation, when a person gets injured at work and the injury is recorded, the insurance company/ employer has 90 days to either accept or deny a claim. Technically, during this 90 day period, they are supposed to be picking up benefits, most of them do not. A lot of time, it's until the 89th day that we get a denial from the insurance company, which then makes us proceed further with not only medical, but also to go to court. During that 90 day period, they are supposed to be providing treatment and temporary disability, and I would say that 80 to 90 percent of cases they do not.

In representing injured workers, we want to make sure their families have Christmas, Hanukkah, Kwanzaa, whatever they celebrate. What we did, starting about 16, 17 years ago, is we go out and purchase toys and convert our law library into a toy store. We have 65 people working here. Most of our clients are Hispanic because the labor force in the greater Los Angeles area and Southern California doing the high risk jobs, like washing the windows in Century City, putting roofs on

your house, painting, cutting palm trees, whatever it is - most of them are Hispanic. Since most of our secretaries are Hispanic and Spanish speaking, we basically do it for them too.

For the last two years, because of COVID, we still did the toy store but we only had the parents and grandparents come into our waiting room with a list of the gender and age and one of our staff people would ask them what type of toys the kids likes and we would pick out the toys. This year we are going to open it up where they bring the kids and go upstairs.

When they walk in we will have approximately 22,000 toys in this room. Every shelf, every table, in a fairly large library conference room will be filled with toys. This is just our part telling our staff we are there for them, telling our clients we are there for them, and want to make sure that their kids have the holidays.

**How do you get the toys?**

I personally go out and buy them. I wait for the sales, I wait for the ads. After doing this for so many years I pretty much know which stores have the sales. For example, Big Lots last week had a sale for 25% off any item you get. They will have a 50% off sale closer to Christmas. I am a veteran so I get an additional 10%. At the 99 cent store, toys are not 99 cents. They are \$5.99,

\$10.99, \$20, whatever they may be. We go in there and there are good finds. Two days ago I was coming back from court, and near our office is a Rite Aid and I know that Rite Aid this time of year puts their toys 50% off. I went in there and each time I go in I fill up my car, my trunk, and bring it to the office. The guys come out and unload it and bring it upstairs. We take off the price tag and we display it. We try to have it displayed so that the younger kids are in one area, the babies are in one area, the toys and the games are in another place.

We will have footballs, basketballs, and soccer balls up there in addition to everything else. We just want to make sure that they have their holiday. We don't ask them when they come in whether they are receiving benefits or not. The secretaries do call the ones that

they know are definitely not receiving benefits but we never turn anyone away. With the leftover toys, throughout the years, if a parent or new client comes in and brings a child with them, that child will always leave with a toy.

**How has the amount of donations grown over the years?**

At first we had maybe a couple of tables filled. It just started growing and growing when we saw there was such a great response from the public. We have 14 attorneys in the office, seven are partners. Of the partners, five are Beverly Hills residents. My office used to be on Wilhaman and Wilshire, and prior to that it was on Beverly Drive. We sort of outgrew both of those offices, and we bought this building that used to be a Bank of America. We are on Pico and Rimpau, so Mid-City, between La Brea and Crenshaw on Pico Boulevard. It is

not only good for our clients but it is also good for our staff.

**What are you thankful for this Thanksgiving?**

I am thankful for my staff. I have about 65 people here. I think I have 20 ladies in my office that have been with me for 30

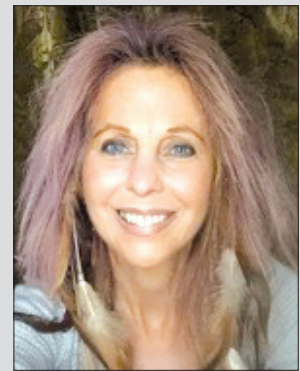
***“In representing injured workers, we want to make sure their families have Christmas, Hanukkah, Kwanzaa, whatever they celebrate”***



***“This is just our part telling our staff we are there for them, telling our clients we are there for them, and want to make sure that their kids have the holidays”***  
—Barry Hinden

## UPDATE ON PAST “GIVING THANKS” PARTICIPANT

Jean Mackie was interviewed in 2021's "Giving Thanks" issue #1156 where she shared her experience of donating a kidney to help a friend. Mackie did what is called "pairing" which occurs when a kidney donor



Jean Mackie

is incompatible with their preferred recipient but does match another person in the database. Because she donated her

kidney to a stranger, her friend was also able to receive a kidney from another donor. Mackie says she is doing very well and living a healthy lifestyle. Unfortunately, her friend passed who she donated her kidney for. The death had nothing to do with her kidney. "I went into it knowing things might not turn out the way it was intended, but you do the best you can and leave the rest up to the Universe. Truth is, I gained so much from the experience on so many levels. I could never feel remorse from having made this amazing life changing choice. I still do not know who received my kidney because they have not contacted me yet, and I'm actually okay with that. I talk to Lefty every morning (my left kidney) and let her know she's in my thoughts and good intentions. I let Righty know (my right kidney I still have inside me) how proud I am and how much I love her for getting stronger and more healthy each day doing the work of two," Mackie said.

Mackie said she could not be more grateful for having such a great mind, body and spirit to manage a challenging year filled with mixed emotions, challenging lessons, massive growth and much healing.

years or more. I do not know how many employers can say that. They are very caring, they always want to help the injured workers or families, and people who get involved in auto accidents. They are very caring individuals.

*Thanks to Judie Fenton and Jan Block for suggesting this story.*

NOTICE OF HEARING Date: 12/16/22 Time: 8:30 a Dept: K Rm: 1725 Main St  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 8/5/22 Signed: Lawrence H. Cho, Judge of the Superior Court  
Published: 11/3/22, 11/10/22, 11/17/22, 11/24/22 226  
Daniel Mehrian  
140 S Reeves Dr #A  
Beverly Hills, CA 90212  
Case Number: 22SMCP00374  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1725 Main St  
Santa Monica, CA 90401  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Daniel Mehrian  
TO ALL INTERESTED PERSONS  
Petitioner: Daniel Mehrian  
Present name: Daniel Mehrian

Proposed name: Daniel Mehrian Diako  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 12/16/22 Time: 8:30 a Dept: K Rm: 1725 Main St  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 8/5/22 Signed: Lawrence H. Cho, Judge of the Superior Court  
Published: 11/3/22, 11/10/22, 11/17/22, 11/24/22 227  
Andrew Waz Ullah  
829 S Holt Ave  
Los Angeles, CA 90035  
Case Number: 22SMCP00431

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1725 Main St  
Santa Monica, CA 90401  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Andrew Waz Ullah  
TO ALL INTERESTED PERSONS  
Petitioner: Andrew Waz Ullah  
Present name: Andrew Waz Ullah  
Proposed name: Andrew Ares Calloway  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 12/9/22 Time: 8:30 a Dept: K Rm: 1725 Main St  
A copy of this Order to Show Cause shall be published at least once each week for

four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/6/22 Signed: Lawrence H. Cho, Judge of the Superior Court  
Published: 11/3/22, 11/10/22, 11/17/22, 11/24/22 228  
Andrew Waz Ullah  
829 S Holt Ave  
Los Angeles, CA 90035  
Case Number: 22SMCP00431  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1725 Main St  
Santa Monica, CA 90401  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Andrew Waz Ullah  
TO ALL INTERESTED PERSONS  
Petitioner: Andrew Waz Ullah  
Present name: Andrew Waz Ullah  
Proposed name: Andrew Ares Calloway  
THE COURT ORDERS that all persons interested in this matter shall appear before this

# Business WITH Bosse MAYOR



Please join us at the **next** Business with Bosse event! This initiative was created by Beverly Hills Mayor Lili Bosse to put a spotlight on local businesses and **just how special they are!**

The community is invited to meet at each showcased business and enjoy a sampling of what makes our Beverly Hills businesses so special.

For more information and to view upcoming events, visit [beverlyhills.org/businesswithbosse](http://beverlyhills.org/businesswithbosse)

Questions? Email us at [businesswithbosse@beverlyhills.org](mailto:businesswithbosse@beverlyhills.org)

It's time to  
*be together  
again &  
have fun*

as a  
community  
while  
supporting  
our local  
businesses.



## Thursday, December 8, 2022

Drop-in between 5 p.m.-6:30 p.m.

### 208 Rodeo

208 N Rodeo Drive  
Beverly Hills, CA 90210

\*Sample bites will be available!

## Dr. Newman Optometry

[metro.net/eatshopplay](http://metro.net/eatshopplay)

At Dr. Newman Optometry, we offer eye care for all ages and stages of life, from toddlers to seniors. We endeavor to build long-term patient relationships and provide a lifetime of eye care for you and your family.

Our practice offers a comfortable environment where your concerns will be heard, and your treatment will be tailored to you.

*Our focus is your family! Book your appointment today.*











declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2022. 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 Code.) Published: 11/17/2022, 11/24/2022, 12/1/2022, 12/8/2022, 12/15/2022 NIN 48659

Jeaneat Sanchez  
2725 Cincinnati St #3C  
Los Angeles, CA 90033  
Case Number: 22STCP04094  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N Hill St Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Jeaneat Sanchez  
TO ALL INTERESTED PERSONS Petitioner: Jeaneat Sanchez  
Present name: Jeaneat Sanchez  
Proposed name: Jeannette Sanchez  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING DATE: 1/3/23 Time: 9:30a Dept: 26R: 316 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/BeverlyWood Weekly, Date: 11/15/22 Signed: Elaine Lu, Judge of the Superior Court Published: 11/24/22, 12/1/22, 12/8/22, 12/15/22 243

FICTITIOUS BUSINESS NAME STATEMENT: 2022245705 The following person(s) is/are doing business as: RED'S CHEESECAKE. 311 N Robertson Bl #230, Beverly Hills, CA 90211. AUDREY MICHELLE MORRI. 311 N Robertson Bl #230, Beverly Hills, CA 90211. 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: Audrey Michelle Morri, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/10/22. 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) 11/24/22, 12/1/22, 12/8/22, 12/15/22 244

FICTITIOUS BUSINESS NAME STATEMENT: 2022249195 The following person(s) is/are doing business as: PROPIUS; JOSHUA; GREENWEEKS; PRO SERVICES; PROFESSIONAL PROPERTY SERVICES; THE JOSHUA PROJECT. 9595 Wilshire Bl #406, Beverly Hills, CA 90212; P.O. Box 1511, Santa Barbara, CA 93116. G.W TECH & MGMT. 1955 Wilshire Bl #406, Beverly Hills, CA 90212. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Travis T. Steen, Manager. This statement is filed with the County Clerk of Los Angeles County on: 11/16/22. 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) 11/24/22, 12/1/22, 12/8/22, 12/15/22 245

FICTITIOUS BUSINESS NAME STATEMENT: 2022251570 The following person(s) is/are doing business as: AFTER THREE THERAPY. 4844 Vista De Oro Ave. View Park, CA 90043. CHRISTOPHER A. IFEKWUNIGWE. 4844 Vista De Oro Ave. View Park, CA 90043. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Christopher A. Ifekwunigwe, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/22. 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) 11/24/22, 12/1/22, 12/8/22, 12/15/22 246

FICTITIOUS BUSINESS NAME STATEMENT: 2022247767 The following person(s) is/are doing business as: DAVID W. KELLY NORTHERY PUBLIC. 10965 Rochester Ave #202, Los Angeles, CA 90024. DAVID W. KELLY. 10965 Rochester Ave #202, Los Angeles, CA 90024. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: David W. Kelly, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/22. 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) 11/24/22, 12/1/22, 12/8/22, 12/15/22 244

FICTITIOUS BUSINESS NAME STATEMENT: 2022256662 The following person(s) is/are doing business as: LOS ANGELES PSYCHOTHERAPY. 8920 Wilshire Bl #334, Beverly Hills, CA 90211; 624 S, Ridgely Dr, Los Angeles, CA 90036. RICHARD ACHIRO. 8920 Wilshire Bl #334, Beverly Hills, CA 90211. 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: Richard Achiro, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/21/22. 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) 11/24/22, 12/1/22, 12/8/22, 12/15/22 249

FICTITIOUS BUSINESS NAME STATEMENT: 2022253587 The following person(s) is/are doing business as: BUSINESS MARAL. 7076 HAWTHORNE AVE. 405 LOS ANGELES CA 90028. LUIZA KHACHATURYAN. 7076 HAWTHORNE AVE 405 LOS ANGELES CA 90028. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2022. Signed: LUIZA KHACHATURYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. 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) Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,903

FICTITIOUS BUSINESS NAME STATEMENT: 2022253132 The following person(s) is/are doing business as: IRRATIONAL ENERGY. 9516 ORION AVE NORTH HILLS CA 91343. CARINA PINOTTI AMMAZZAGATTI. 9516 ORION AVE NORTH HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2022. Signed: CARINA PINOTTI AMMAZZAGATTI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. 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) Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,904

FICTITIOUS BUSINESS NAME STATEMENT: 2022252859 The following person(s) is/are doing business as: ROKNSLIME. 1448 OSBORNE STREET PANORAMA CITY CA 91402. MARTHA A CORTEZ. 1448 OSBORNE STREET PANORAMA CITY CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2022. Signed: MARTHA A CORTEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. 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) Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,905

FICTITIOUS BUSINESS NAME STATEMENT: 2022251572 The following person(s) is/are doing business as: GAMMA SHERMAN WAY CANOGA PARK CA 91303. JOSEPH ZARGARI. 21602 SHERMAN WAY CANOGA PARK CA 91304. 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: JOSEPH ZARGARI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/18/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,906

FICTITIOUS BUSINESS NAME STATEMENT: 2022249346 The following person(s) is/are doing business as: DEERFIELD REALTY; DEERFIELD MANAGEMENT; DEERFIELD PROPERTY MANAGEMENT. 630 W DUARTE ROAD SUITE 201 ARCADIA CA 91007. 2960 HUNTINGTON DRIVE UNIT 81012 SAN MARINO CA 91108. C4634629. HOWARD REALTY PARTNERS INC. 630 W DUARTE ROAD SUITE 201 ARCADIA CA 91007. 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: WERYU JIA, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,907

FICTITIOUS BUSINESS NAME STATEMENT: 2022247600. The following person(s) is/are doing business as: MMLIO. 3660 MEIER STREET LOS ANGELES CA 90066. RUBY FAY LTD. 3660 MEIER STREET LOS ANGELES CA 90066. 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: RUBY FAY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,908

FICTITIOUS BUSINESS NAME STATEMENT: 2022244878. The following person(s) is/are doing business as: BERNALSTONE. 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. HEIDI M DIAZ. 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. ELOY BERNAL GUZMAN. 15455 GLENOAKS BLVD 37 SYLMAR CA 91342. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HEIDI M DIAZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,909

FICTITIOUS BUSINESS NAME STATEMENT: 2022249089. The following person(s) is/are doing business as: JOE BRYANT LUXE. 5870 BENNER ST UNIT 303 LOS ANGELES CA 90042. JOSEPH BRYANT. 5870 BENNER ST UNIT 303 LOS ANGELES CA 90042. 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: JOSEPH BRYANT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/16/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,910

FICTITIOUS BUSINESS NAME STATEMENT: 2022241863. The following person(s) is/are doing business as: SPENCER IS PUZZLING. 3925 RIVERTON AVE 317 STUDIO CITY CALIF 91604. SPENCER IS PUZZLING. 3925 RIVERTON AVE 317 STUDIO CITY CA 91604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SPENCER BEEBE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/04/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,911

FICTITIOUS BUSINESS NAME STATEMENT: 2022254704. The following person(s) is/are doing business as: H&R GENERAL MERCHANDISE. 13127 VAN NUYS BLVD PACOIMA CA 91331. RICHARD ALBERT HERNANDEZ. 13475 HUBBARD ST #26 SYLMAR CA 91342. HENRY HERNANDEZ. 13845 ALDERGROVE ST SYLMAR CA 91342. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HENRY HERNANDEZ, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,912

FICTITIOUS BUSINESS NAME STATEMENT: 2022251449. The following person(s) is/are doing business as: RULTE COSMECEUTICALS. 10012 COMMERCE AVE UNIT D TULUNGA CA 91042. 3858496. ELITE LUXE ENTERPRISES. 10012 COMMERCE AVE UNIT D TULUNGA CA 91042. 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: LEVON SARKISYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,913

FICTITIOUS BUSINESS NAME STATEMENT: 2022252981. The following person(s) is/are doing business as: EJS HAY & GRAINS, INC. 738 W 99TH ST LOS ANGELES CA 90044. 5315731. EJS HAY & GRAINS, INC. 738 W 99TH ST LOS ANGELES CA 90044. 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: JOSE DE JESUS LOPEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/21/2022. 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) Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,914

FICTITIOUS BUSINESS NAME STATEMENT: 2022241974. The following person(s) is/are doing business as: ILLY BLOOMBERG. 5117 WOODMAN AVE APT #5 SHERMAN OAKS CA 91423. ILDO DEPINA. 5117 WOODMAN AVE APT #5 SHERMAN OAKS CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ILDO DEPINNA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/04/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,915

FICTITIOUS BUSINESS NAME STATEMENT: 2022251313. The following person(s) is/are doing business as: PRESENTING BEVERLY HILLS; PRESENTING OR. PRESENTING BEVERLY HILLS; PRESENTING BEVERLY HILLS; PRESENTING LA; A-LIST STAGES. 22020 CLARENDON ST SUITE 200 WOODLAND HILLS CA 91367. 417 N BEVERLY DR BEVERLY HILLS CA 90210. PETER FARISYAN. 417 N BEVERLY DR BEVERLY HILLS CA 90210. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2018. Signed: PETER FARISYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,916

FICTITIOUS BUSINESS NAME STATEMENT: 2022248862. The following person(s) is/are doing business as: HILLOT CLEANERS. 4397 TUJUNGA AVE #A STUDIO CITY CA 91604. 11031 MELVIN AVE PORTER RANCH CA 91326. ARAM NAHABEDIAN. 11031 MELVIN AVE PORTER RANCH CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2016. Signed: ARAM NAHABEDIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,917

FICTITIOUS BUSINESS NAME STATEMENT: 2022248860. The following person(s) is/are doing business as: AAC CUSTOM HOMES. 1560 N HOBART BLVD APT 11 LOS ANGELES CA 90027. ARSEN HOVHANNISYAN. 1560 N HOBART BLVD APT 11 LOS ANGELES CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2016. Signed: ARSEN HOVHANNISYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,918

FICTITIOUS BUSINESS NAME STATEMENT: 2022248864. The following person(s) is/are doing business as: PPT ENTERPRISES. 9373 HAWK EYE LN PACOIMA CA 91331. ARTUR MANASARYAN. 9373 HAWK EYE LN PACOIMA CA 91331. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2017. Signed: ARTUR MANASARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/15/2022. 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: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,919

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 22TRCP00400  
11/04/2022  
TAM HOANG LE MINH AND THI TRAN KIM PHUONG FOR BAO NGOC HOANG  
14413 WOODMAN AVE GARDENA  
CA 90249  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SUPERIOR COURT  
SOUTHWEST DISTRICT  
825 MAPLE AVENUE  
TORRANCE CA 90503-5058  
PETITION OF: TAM HOANG LE MINH AND THI TRAN KIM PHUONG FOR BAO NGOC HOANG  
for change of name

TO ALL INTERESTED PERSONS:  
Petitioner: TAM HOANG LE MINH AND THI TRAN KIM PHUONG filed a petition with this court for a decree changing names as follows:

Present name: BAO NGOC HOANG  
Proposed name: NATALIE HOANG  
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: 02/24/2023 Time: 8:30AM Dept: M Room:  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: DEIRDRE HILL, Judge of the Superior Court  
Date: 11/04/2022  
Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,920  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 22VECP00625  
11/15/2022

LJOR ASHKENAZI  
23777 MULLHOLLAND HWY SPC 177  
CALABASAS CA 91302  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
6230 SYLMAR AVE  
VAN NUYS CA 91401  
VAN NUYS COURTHOUSE EAST  
PETITION OF: LJOR ASHKENAZI for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: LJOR ASHKENAZI filed a petition with this court for a decree changing names as follows: Present name: LJOR ASHKENAZI  
Proposed name: LIOR ROSEN

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: 01/04/2023 Time: 8:30AM Dept: T Room: 600  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 11/15/2022  
Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,921  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 22STCP04096  
11/15/2022

HEATHER CHELAN COX  
219 N AVE 51 APT 212  
LOS ANGELES CA 90042  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N HILL STREET  
LOS ANGELES CA 90012  
STAMPA MOSK COURTHOUSE  
PETITION OF: HEATHER CHELAN COX for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: HEATHER CHELAN COX filed a petition with this court for a decree changing names as follows: Present name: HEATHER CHELAN COX  
Proposed name: HEATHER CHELAN MURPHY

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: 01/23/2023 Time: 10:00AM Dept:74 Room: 735  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: MICHELLE WILLIAMS COURT, Judge of the Superior Court  
Date: 11/15/2022  
Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,922  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 22SMCP00548  
11/16/2022

PARIS SEFFAVI  
2355 WESTWOOD BLVD #177  
LOS ANGELES CA 90064  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF  
1725 MAIN STREET  
SANTA MONICA  
SANTA MONICA COURTHOUSE  
PETITION OF: PARIS SEFFAVI for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: filed a petition with this court for a decree changing names as follows: Present name: PARIS SEFFAVI  
Proposed name: LUV SCRYPT

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: 01/27/2023 Time: 8:30AM Dept: K Room: 203  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: HON. LAWRENCE CHO, Judge of the Superior Court  
Date: 11/16/2022  
Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,923  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 22TRCP00409  
11/14/2022

DANYALE MENO FOR DALANI GOLDEN  
17125 S DENVER AVE  
GARDENA CA 90247  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF  
825 MAPLE AVE  
ROOM 100  
TORRANCE CA 90603  
PETITION OF: DANYALE MENO FOR DALANI GOLDEN for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: filed a petition with this court for a decree changing names as follows: Present name: DALANI JUDE-DREAM GOLDEN  
Proposed name: DALANI JUDE GOLDEN

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: 01/06/2023 Time: 8:30AM Dept: M Room:  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: DEIRDRE HILL, Judge of the Superior Court  
Date: 11/14/2022  
Published: 11/24/2022, 12/01/2022, 12/08/2022, 12/15/2022 TBS 7,924  
FICTITIOUS BUSINESS NAME STATEMENT: 2022233208

The following person(s) is/are doing business as: ROUTE LA CUSTOM PARTS. 1379 WEST PARK WESTERN DR 563, SAN PEDRO, CA. 90732 LOS ANGELES, ROUTE LA LLC, 1379 WESTERN PARK WESTERN DR 563 SAN PEDRO CA 90732 CA. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/22. Signed LUIS CARMONA, PRESIDENT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/25/2022. 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: 11/24/2022, 12/1/2022, 12/8/2022, 12/15/2022 NIN 48666

FICTITIOUS BUSINESS NAME STATEMENT: 2022234351  
The following person(s) is/are doing business as: VENICE CLEANING SERVICES. 3760 WINTON AVE #2, LOS ANGELES, CA. 90034 LOS ANGELES, VENICE CLEANING SERVICES LLC, 3760 WINTON AVE #2 LOS ANGELES CA 90034 CA 202027610786. 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 JENNIFER TORRES MACIAS, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2022. 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

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: **SOLEIMAN GAD AND PARVIN GAD, HUSBAND AND WIFE, AS JOINT TENANTS** Duly Appointed Trustee: **ZBS Law, LLP** Deed of Trust Recorded on **08/16/2012**, as Instrument No. **20121223690** of Official Records of **Los Angeles County, California**; Date of Sale: **12/01/2022 at 09:00 AM** Place of Sale: **Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650** Estimated amount of unpaid balance and other charges: **\$57,455.96** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **125 NORTH GALE DRIVE #201 BEVERLY HILLS, CA 90211** Described as follows: As more fully described on said Deed of Trust. A.P.N #: **4334-022-090** 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 **(855) 976-3916** or visit this Internet Web site **www.auction.com** using the file number assigned to this case **22001539-1 CA**. 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. **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 **(855) 976-3916** or visit this Internet Web site **https://tracker.auction.com/sb1079** using the file number assigned to this case **22001539-1 CA** 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. Dated: **11/01/2022 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale**

**Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 or www.auction.com Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation EPP 35758 Pub Dates 11/10, 11/17, 11/24/2022

**NOTICE OF PETITION TO ADMINISTER ESTATE OF CAROLE CAMBON CASE NO. 22STPB10760**

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

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

THE PETITION FOR PROBATE requests that Cynthia Waldman 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 12/05/2022 at 8:30 a.m. in Dept. 2D 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: Scott Antoine (SBN 267601)

Wolf Wallenstein, PC  
11400 W. Olympic Blvd., Suite 700  
Los Angeles, CA 90064, Telephone: (310) 622-1000

11/10, 11/17, 11/24/22  
CNS-3641415#

T.S. No. 102144-CA APN: 5554-025-046

**NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/10/2018. 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** On 1/4/2023 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/17/2018 as Instrument No. 20180369873 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ROLAND C MARTIN, JR., A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER

FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A CONDOMINIUM COMPOSED OF: (A) AN UNDIVIDED 1/5TH INTEREST IN AND TO LOT 1 OF TRACT NO. 34263, IN THE CITY OF WEST HOLLYWOOD, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 901, PAGE(S) 70 AND 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 5 INCLUSIVE, AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN RECORDED ON MARCH 28, 1979 AS INSTRUMENT NO. 79-335681, OFFICIAL RECORDS. (B) UNIT 1 AS DEFINED AND DELINEATED ON THE ABOVE MENTIONED CONDOMINIUM PLAN. APN: 5554-025-046

The street address and other common designation, if any, of the real property described above is purported to be: 1226 NORTH KINGS ROAD #1, WEST HOLLYWOOD, CA 90069-2857 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$146,493.54 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. 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **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 102144-CA. 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 in-

formation or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website **www.clearrecon.com**, using the file number assigned to this case 102144-CA 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. **FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 22-00199-2FNT APN 4350-006-029 Loan No: "039/BHABC, LLC (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will not be recorded pursuant to CA Civil Code Section 2923.3(a). It will be mailed to the Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 23, 2020. 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 November 30, 2022, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 4, 2020, as Instrument No. 20201395389 of official records in the office of the Recorder of Los Angeles County, CA, executed by: BHABC, LLC, a California Limited Liability Company, as Trustor (the "Trustor"), in favor of Preferred Bank, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: LOT 2 OF TRACT NO. 16572, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 379, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at

the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 22-00199-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1.866.684.2727, or visit this internet website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 22-00199-2FNT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than

45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 1119 Schuyler Road, Beverly Hills, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$5,582,384.10 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association,

savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash

is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by



## SUMMARY NOTICE

### SUMMARY OF ORDINANCE NO. 22-O-2867

**ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 468 N RODEO DRIVE LLC, 456 N RODEO DRIVE LLC, 461 N BEVERLY DRIVE LLC, 449 N BEVERLY DRIVE LLC AND LVMH MOET HENNESSY LOUIS VUITTON INC. FOR DEVELOPMENT AND USE OF THE PROPERTIES AT 456 NORTH RODEO DRIVE, 468 NORTH RODEO DRIVE, 449, 451, AND 453 NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH BEVERLY DRIVE FOR THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN PROJECT WHICH INCLUDES HOTEL, CLUB, RETAIL, AND DINING USES**

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

This Ordinance approving a development agreement is associated with the construction of a single multiple-use building containing a luxury hotel; a private club; public and hotel/club dining and appurtenant uses (operated as Cheval Blanc Beverly Hills); and street level retail spaces accessible from Rodeo Drive ("the Project"). The Project required the approval of various City entitlements, including: a Final EIR for the Project; a resolution approving General Plan and Master Plan of Streets Amendments; an ordinance approving Zone Text and Zoning Map Amendments; a resolution approving a Specific Plan; a resolution approving a Vesting Tentative Parcel Map for the Project and this ordinance approving a Development Agreement for the Project.

The Development Agreement eliminates uncertainty in planning and provides for the orderly development of the Project in a manner consistent with the City's Official Zoning Regulations and the City's General Plan. The agreement provides assurance to the Developer that the Project can proceed with the uses, density and other land use characteristics specified in the Project approvals. The City has determined that substantial benefit to the Public will accrue as a result of the development of the Project, including without limitation: the creation of a world-class architectural landmark with a visual presence in the business triangle, augmentation of the City's economic base, attraction of visitors to the City, increased tax revenues, and development of the site as an anchor location.

The Development Agreement includes the following terms:

- The Developer is required to pay the City a Public Benefit Contribution Fee of \$26 million.
- The Developer is required to pay the City an Additional Arts and Cultural Contribution of \$2 million. The contribution is in addition to the standard fine arts obligation required by Section 3-1-802 of the Beverly Hills Municipal Code.
- A 5% Municipal Surcharge on revenue from hotel rooms is required to be paid to the City. The 5% charge is in addition to the City's 14% transient occupancy tax. For hotel stays longer than 30 days the municipal surcharge increases to 19%.
- The Development Agreement has a 5-year term. The Developer has the option of exercising up to 4 one-year extensions upon payment of a \$1 million dollar extension fee per extension.
- The Developer is required to construct, open and initially operate the hotel for a minimum of 180 days and the hotel must meet a minimum luxury standard defined in the development agreement.
- The Developer is required to commence construction within 12 months of the final approval date and complete construction within 5 years of the final approval date.
- The Developer must pay the City \$52 million dollars if it fails to open and operate the Hotel within 5 years of the final approval date, subject to allowable extensions. The \$52 million includes forfeiture of the \$26 million Public Benefit Contribution, the \$2 million Arts and Culture Contribution, and payment of an additional \$24 million in liquidated damages.
- An Environmental Mitigation and Sustainability (EMS) Fee of 3% of the sale price is imposed in perpetuity on any future sale of the property.

The Project, including the Development Agreement, 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. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. On September 20, 2022 and November 1, 2022, the City Council reviewed the Final EIR and, by resolution, certified the EIR and adopted a Mitigation Monitoring and Reporting Program on November 1, 2022.

A certified copy of the entirety of the text of Ordinance 22-O-2867 is available for public inspection in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. Notice is hereby given that the City Council of the City of Beverly Hills held a public hearing on November 1, 2022 and adopted Ordinance No. 22-O-2867 during the regular City Council meeting on November 15, 2022.

AYES: Councilmembers Nazarian, Friedman, Vice Mayor Gold, and Mayor Bosse  
NOES: Councilmember Mirisch  
ABSENT: None  
ABSTAIN: None

Further information may be obtained by contacting the **Community Development Department** at **310.285.1141**.

HUMA AHMED  
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



## SUMMARY NOTICE

### SUMMARY OF ORDINANCE NO. 22-O-2866

**ORDINANCE OF THE CITY OF BEVERLY HILLS ADDING ARTICLE 16.6 TO CHAPTER 3 OF TITLE 10 TO THE CITY OF BEVERLY HILLS MUNICIPAL CODE AND APPLYING THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN ZONING TO THE PROPERTIES LOCATED AT 456 AND 468 NORTH RODEO DRIVE; 449, 451, AND 453 NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH BEVERLY DRIVE**

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

This Ordinance amending the City's Zoning Code and Zoning Map is associated with the construction of a single multiple-use building containing a luxury hotel; a private club; public and hotel/club dining and appurtenant uses (operated as Cheval Blanc Beverly Hills); and street level retail spaces accessible from Rodeo Drive. The Project requires the approval of various City entitlements, including: a Final EIR for the Project; a resolution approving General Plan and Master Plan of Streets Amendments; a resolution approving a Specific Plan; an ordinance approving a Development Agreement; a resolution approving a Vesting Tentative Parcel Map for the Project and this ordinance approving a Zone Text and Zone Map Amendments.

The Ordinance would establish the Cheval Blanc Beverly Hills Specific Plan zoning designation and apply that zoning designation to the property is necessary and appropriate for the adoption and implementation of the Cheval Blanc Beverly Hills Specific Plan. The Zone Text and Zoning Map Amendments include changes to the Zoning Code text and Zoning Map consistent with the amendments in the General Plan Land Use Designation Map of the Land Use Element of the General Plan adopted by the City Council to ensure that the zoning is consistent with the Cheval Blanc Beverly Hills Specific Plan General Plan land use designation.

The Project, including the Zone Text and Zoning Map Amendments, 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. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. On September 20, 2022 and November 1, 2022, the City Council reviewed the Final EIR and, by resolution, certified the EIR and adopted a Mitigation Monitoring and Reporting Program on November 1, 2022.

A certified copy of the entirety of the text of Ordinance 22-O-2866 is available for public inspection in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. Notice is hereby given that the City Council of the City of Beverly Hills held a public hearing on November 1, 2022 and adopted Ordinance No. 22-O-2866 during the regular City Council meeting on November 15, 2022.

AYES: Councilmembers Nazarian, Friedman, Vice Mayor Gold, and Mayor Bosse  
NOES: Councilmember Mirisch  
ABSENT: None  
ABSTAIN: None

Further information may be obtained by contacting the **Community Development Department** at **310.285.1141**.

HUMA AHMED  
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

the Property receiver, if applicable. DATE: November 1, 2022 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 22-00199-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762916-636-0114 SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4764388 11/10/2022, 11/17/2022, 11/24/2022

#### NOTICE TO CONTRACTORS

**NOTICE IS HEREBY GIVEN by the Beverly Hills Unified School District (BHUSD), that it shall establish a list of registered contractors per California Uniform Public Construction Cost Accounting Act (CUPCCAA), pursuant to Public Contract Code Section 22030-22045. This list shall include licensed general contractors and specific licensed trade contractors seeking to participate in the solicitation of bids.**

Contractors interested in placement on our list of qualified contractors for CUPCCA projects from January 1, 2023 through December 31, 2023 can register online with PQ Bids at: <https://pqbids.com/beverlyhills/>.

Contractors can also go to BHUSD website to

fill out an application to be included in CUPCCA contractors' list at the link below: [https://www.bhusd.org/apps/pages/index.jsp?uREC\\_ID=41863&type=d&pREC\\_ID=2177995](https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=41863&type=d&pREC_ID=2177995)

Raphael Guzman,  
Assistant Superintendent Business Services  
255 S. Lasky Drive  
Beverly Hills, CA 90212

Publication dates: November 17, 2022  
November 24, 2022

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF ROY T. EDDLEMAN aka ROY EDDLEMAN

Case No. 22STPB10220  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROY T. EDDLEMAN aka ROY EDDLEMAN

A PETITION FOR PROBATE has been filed by Nereyda Rubio in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Nereyda Rubio be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost will and codicils, if any, be admitted to

probate. Copies of the lost 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 January 10, 2023 at 8:30 AM in Dept. No. 2D 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:**  
**JOSHUA WANG ESQ**  
**SBN 295243**  
**LAW OFFICES OF**  
**JOSHUA WANG**  
2100 HUNTINGTON DR  
NO 9  
SAN MARINO CA 91108  
CN992026 EDDLEMAN Nov 24, Dec 1,8, 2022

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

#### 100- ANNOUNCEMENTS

Use Happy Jack® Kennel Dip as an area spray to control lyme disease ticks, fleas, stable flies, & mosquitoes where they breed. At Tractor Supply® ([www.fleabeacon.com](http://www.fleabeacon.com)).

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

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

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

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

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

SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of

\$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

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

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

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)

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

**140-HEALTH/MEDICAL**  
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