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Issue 1221 • February 23 - March 1, 2023

City Council Calls for Special Election



Cheval Blanc Referendum Vote Set for May 23

cover story • page 7

Vanity Fair Street Closures: Access to Local Businesses Maintained



Easy routes to Crescent Drive

FROM NORTH:

- ➡ South on N. Cañon Drive, left on Dayton Way, left or right on Crescent Drive
- ➡ South on Rexford Drive, right on Clifton Way, left or right on Crescent Drive

FROM SOUTH:

- ➡ Westbound on Wilshire Blvd., right on Crescent Drive
- ➡ Eastbound on Wilshire Blvd., left on Dayton Way

Parking Available

Self Park (1-hour free)

- 10 – 333 N. Crescent Drive
- 12 – 9361 Dayton Way

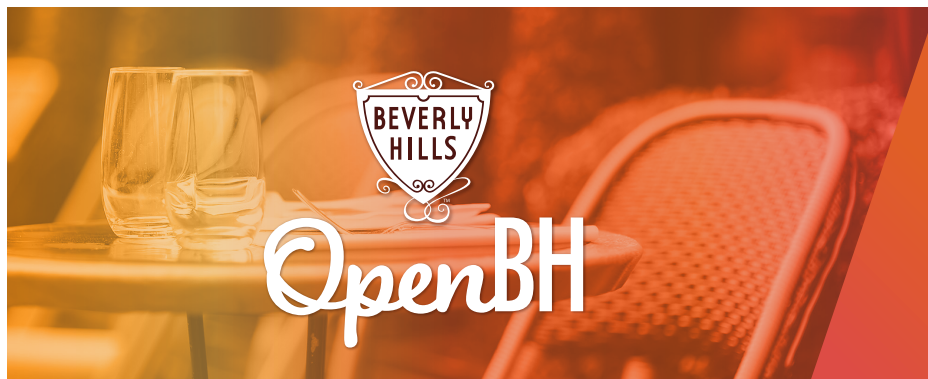
Pay as You Go Parking

- 18 – 450 N. Crescent Drive
- Garage entrance is accessible via S. Santa Monica Blvd

Self Park (2-hours free)

- 1 – 345 N. Beverly Drive
- 5 – 450 N. Rexford Drive
- 6 – 438 N. Beverly Drive & 439 N. Cañon Drive
- 7 – 241 N. Cañon Drive & 242 N. Beverly Drive

400 block of N. Crescent Dr. Closed Between N. and S. Santa Monica Blvd. from 10 p.m. February 28, 2023 - 10 p.m. March 16, 2023.
More info at BEVERLYHILLS.ORG/VANITYFAIR

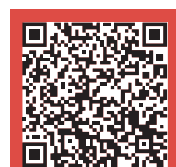


THE CITY OF BEVERLY HILLS WILL BE HOLDING A PUBLIC MEETING

OpenBH Code Changes and Fees Subcommittee and Survey Opportunity

The City of Beverly Hills will be holding a subcommittee meeting (in-person and virtually) to continue the conversation regarding the potential changes to lease fees for the City's permanent open air dining program.

We will be providing an overview of the proposed lease fees for open air dining located on sidewalks and in parklets, as well as a brief overview of potential changes to the permitting process and development standards for open air dining on sidewalks.



SCAN FOR SURVEY ACCESS!

Restaurant owners/operators are encouraged to take a survey on the proposed lease fees, which can be accessed online at: www.beverlyhills.org/openbh or by using the QR code to the left.

(deadline to submit survey responses is Tuesday, March 7, 2023)

Please join us, either in person or virtually!

TUESDAY, MARCH 14, 2023

3:00 PM – 4:00 PM

City Hall Room 280A (Second Floor)

VIRTUAL OPTION:

beverlyhills-org.zoom.us/my/committee

Meeting ID: 516 191 2424 | Passcode: 90210

FOR MORE INFO

visit beverlyhills.org/openbh or email business@beverlyhills.org



letters & email

“Cheval Blanc Project”

In tire of recent letters to the editor in our local papers about how the writer is in favor of the Cheval Blanc Hotel project, and laments that it will have to be voted upon by residents and that the opinions of others will have to be taken into consideration.

Given the major way in which our Golden Triangle and city would be changed by a massive overbuilt hotel which violates our zoning laws, why do these letter writers think that just their own little opinion is so important? Don't they think others should have a say?

These letters sometimes argue that the project was vetted and approved by a majority of the council members and the planning commission. But we have a majority of council members who were elected with the help of over one hundred thousands of dollars from a PAC supported mainly by real estate interests; and/or the help of developer lobbyists; and/or used unethical campaign photographs of themselves with uniformed city employees, contra to the Government Code; and/or paid for the distribution of phony voter guides; etc. And our council majority appointed like-minded planning commissioners to do their bidding.

Are these letter writers trying to curry favor with the council majority in the hope of being appointed to a commission?

Whether or not our city officials can be trusted to represent us, it is a very good thing that state law promotes democratic principles and provides that if 10% of registered voters sign petitions within 30 days, a matter can be placed on a ballot for the voters to decide.

Some of these letter writers have also tried to make it seem like the requirement for an election on Cheval Blanc is the doing of the hotel union as opposed to the residents. They chose to ignore that approximately 3,000 residents signed petitions because they wanted a say on the matter, and that without residents' actions, the referendum could not have succeeded.

Last, letter writers have complained that signature gatherers came to their door more than once. But did those signature gatherers break any laws or make any false representations? No.

These letter writers really have nothing to complain about, except that the views of residents other than themselves will be taken into consideration.

Darian Bojeaux
Beverly Hills

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WHAT'S ON YOUR MIND?

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Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com



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OUR DATA SPEAKS VOLUMES



Human Relations Commissioner Pam Kraushaar, Board of Education President Noah Margo, Vice Chair Laura Hornwood Margo, Commissioner Rose Kaiserman, and Chair Noelle Freeman

Human Relations Commission Celebrates Kindness Week

The Human Relations Commission kicked off Kindness Week with a Donation Drive event held at the Farmers' Market on Sunday, Feb. 12. Commissioners accepted new toys and blankets benefitting three local cancer organizations: Tower Cancer Research Foundation, Cancer Support Community Los Angeles, and Chai Lifeline. The Human Relations Commission recognized Kindness Week from Feb. 12 through Feb. 17.

briefs

City Council Approves New Commissioners

At their Tuesday meeting the City Council approved three new commissioners to serve on the Public Works Commission.

The Public Works Commission interview panel composed of Vice Mayor Julian Gold, Councilmember Sharona Nazarian, Chair Wendy Nystrom, and Vice Chair Charles Alpert met on Tuesday, Jan. 31 and interviewed 13 applicants.

After review the Panel recommended the following candidates: Homayoon “Mark” Nehoray for the term beginning Feb. 22, to take over for Nazarian, Susan Kimura, for a term beginning Jan. 1, 2024 to take over for outgoing Commissioner Joshua Greer, and Benjamin Ritterbush, whose term will begin on July 1, to take over for outgoing Commissioner Charles Alpert.

Since Nehoray will be seated to fill the vacancy from Nazarian, his first term will be for 22-months, instead of the usual 24-months, due to the late appointment. However, he will be eligible for a four-year appointment upon conclusion of his first term. Nehoray will also be seated immediately.

The Panel has strongly recommended that all appointees must attend all Public Works Commission meetings leading up to their appointments.

Beverly High Principal Search Back to Drawing Board

Superintendent Michael Bregy has announced that the district has not yet found the next principal for Beverly

High after they narrowed down three finalists.

At last Tuesday's Board of Education meeting Superintendent Michael Bregy said the search for a new Beverly High principal is still ongoing, however, three candidates were moved onto the second round of interviews after two panels of community members, parents, staff, alumni and board members interviewed seven candidates last Monday.

Former Beverly High Principal Mark Mead was appointed last year to the Cabinet Level Position of Director of School Safety.

Last Wednesday, each finalist was given a student-led tour and participated in a cabinet interview. Each candidate was given a short form case study to prepare in advance for a discussion with the cabinet. They then met with district principals who provided their elementary and middle school perspectives. Last Thursday, Bregy conducted the final round and the district determined that they did not find the next principal.

“I am glad we had an opportunity to go through this process with enough time to ensure we secure the best person for the position. I must also mention that this process was extraordinarily helpful in narrowing the scope of what our BHHS community prioritizes most in a leader. Thank you to our community and staff panel participants and thank you for your ongoing support and understanding,” Bregy said.

Drew Stewart and Kim Decatrel currently serve as Interim Beverly High Co-Principals for the 2022-2023 school year. Samantha Jung also serves as Interim Assistant Principal for the same duration. This is the first time the high school has had two co-principals serve at the same time.

“My continuous commitment to you

briefs cont. on page 4

briefs cont. from page 3

is to select a person who will build on the culture of trust, respect, and excellence at BHHS," Bregy said.

Beverly Hills Police Arrest Suspects in Whole Foods Theft

Beverly Hills Police have arrested three suspects in connection with a theft that occurred at the Whole Foods on Crescent Drive.

Police reported the theft around 6:52 p.m. Monday, after officers stopped the suspects in the area of Peck and Daniels Drives. The suspects fled their vehicle on foot and a search was conducted.

After a search of the area, the three suspects were taken into custody around 8:10 p.m.

"Three suspects were arrested and charged with multiple crimes including burglary, conspiracy to commit a crime, and theft. All suspects were booked at BHPD," Lieutenant Giovanni Trejo said.

Planning Commission to Discuss ADU Ordinance

At their Thursday meeting the Planning Commission is expected to conduct a study session on accessory dwelling unit (ADU) regulations in single family residential areas, and provide direction regarding a draft ordinance that will be presented at a future hearing.

On March 10, 2022, the Planning Commission received a report that pro-

vided an overview of current regulations and indicated general support for introducing more flexible regulations into the ordinance, and directed staff to further engage with the community.

On Aug. 10 a community meeting on ADUs was held in order to receive feedback about appropriate regulations to facilitate the development of ADUs. The feedback received generally focused on the following: a strong interest to develop ADUs that exceed 16' in height, particularly south of Santa Monica Boulevard, in order to accommodate a two-story structure; support for greater height to build above garage structures; request for flexibility on landscape requirements in the front yard to be able to accommodate parking in that location; concerns about privacy, noise, and shade; and questions about fees, property assessment implications, and permit parking.

As part of the Housing Element process, the City conducted an online survey for feedback on developing ADUs. Respondents indicated that they would be interested in developing an ADU on their property in order to gain additional space and for property value, and were mostly likely to rent it to a family member at reduced or no rent, or a tenant at market rate, or use it at a guest house.

The State legislature also adopted additional regulations that cities must allow for the development of ADUs. The following changes became effective Jan. 1:

The minimum height that cities must

allow is 16' in any area. However, if the lot is located within a half mile walking distance of a major transit stop, the minimum height requirement is 18'.

The Planning Commission is expected to discuss specific regulation requirements regarding height, parking, view preservation, design standards, landscaping/hardscaping, utilities, and stairs; the applicability of potential code changes as they relate to the Central, Hillside, and Trousdale Estates areas; and who the approval body should be for ADU permits.

CBOC Holds First Meeting of 2023

The Citizen's Bond Oversight Committee (CBOC) held their first meeting of 2023 last Thursday where they discussed the upcoming audit and future agenda items.

The CBOC is charged with overseeing bond fund expenditures and ensuring they are used for their intended purpose. The committee also reviews Measure E bond expenditures and presents an annual report to the board.

Seven members serve for a two-year term without compensation and for no more than three consecutive terms. The committee must include; one member who is active in a business organization representing the Beverly Hills business community; one member active in a senior citizens' organization; one member who is a parent or guardian of a child enrolled in the district; one member who is both a parent or guardian of a child enrolled in the district and active in the PTSA; and one member who is active in a bona fide taxpayers' organization.

The following new three committee members were sworn-in: Jasmine Yadgari, Vlad Frants, and Raymond Zolekhian.



Raymond Zolekhian



Vice Mayor Julian Gold and Lucien Des Lauriers

US Veteran Receives French Legion of Honor

Consul General Julie Duhaut-Bedos awarded Lucien Des Lauriers, a 97-year-old World War II United States Veteran, the Medal of the Legion of Honor for his service during World War II and help in liberating France. The ceremony was held at the Residence of France in Beverly Hills on Feb. 17. Lucien was deployed to Europe in 1944 and joined the 22nd Infantry Regiment of the 4th Infantry Division as an Infantry Rifleman and Heavy Weapons Operator on D-Day +6 in Normandy, France. His campaigns included Normandy, Northern France, and Rhineland. During the liberation of Paris, he went underground near the Eiffel Tower with some of his officers to meet with senior officials in the French Forces of the Interior. Lucien was wounded in St. Lo, France in Sept. of 1944, and in the Hurtgen Forest in Nov. of 1944. Lucien was discharged from the Army in Jan. of 1946 at Fort Devens, Massachusetts. His significant decorations include two Purple Heart Medals, the EAME Campaign Medal with 3 battle stars, the Combat Infantryman Badge, and the American Campaign Medal. The Legion of Honour is the highest award given by the French Government.

day the CBOC gave recommendation to the Board that they should review the cost spent on the security program that was run by former bond manager Don Blake's TCDS in order to have a more detailed briefing on the program.

As part of last year's annual report, the CBOC said they were concerned with how the District provided TCDS with a contract to develop a comprehensive security program.

According to the CBOC's annual report, there was little transparency about the security project, making it unclear exactly what the security contract required and that this project may not have been appropriate to be spent out of bond funds. The contract was initially planned for \$3 million and ended up costing \$12 million. The CBOC recommended that the Board review the security program, provide greater transparency to the CBOC and the community, determine whether this project should have been conducted using Bond funds, and examine why the cost of the project grew so much.

In June of 2019 a complaint was filed by Plaintiff iXero, against Defendants TCDS and former BHUSD attorney Ter-

An upcoming performance audit will be presented to the Board at their second meeting in March and the CBOC plans to discuss it at their April meeting. On Thurs-



NOTICE OF COMMISSION VACANCY:

The Beverly Hills City Council is seeking a qualified Beverly Hills resident to fill a vacancy on the RENT STABILIZATION COMMISSION TENANT COMMISSIONER ONLY

Deadline to apply:
Friday, February 24, 2023 at 5:00 p.m.

Duty:
This Commission acts as an advisory to the City Council to provide recommendations for amendments to the Rent Stabilization Ordinance.

Applicant Qualifications:
A tenant, subtenant, lessee, sublessee, or any other person entitled to the use or occupancy of any apartment unit in the City of Beverly Hills.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

Huma Ahmed
City Clerk

ry Tao, alleging that Tao advised BHUSD not to pay iXero, and that TCDS wanted iXero to “union bust,” or get rid of district security personnel so that only outside armed guards of TCDS’ choosing remained. Tao was dismissed as a defendant in Aug. of 2019, and BHUSD was added as a defendant in Dec. of 2019. The Tao Firm then represented BHUSD in the lawsuit.

The program is no longer active since the new bond manager, Fonder-Salari, Inc., has taken over, but the committee felt it was important to look back at these past costs.

Frants recommended that the district should follow up with what they have done to meet any recommendations from previous audits and tie loose ends from past reports. For example, last year’s audit revealed ProWest Constructors billed the district for costs in excess of actual charges, resulting in an overbilling to the district of \$2,917,279. For the payment period through Jan. 31, 2021, the district was overbilled \$6,746,655. However, through May 14, 2021, an additional \$3,829,376 of costs were incurred for a total overbilling of \$2,917,279.

Moss Adams previously recommended that billing controls should be implemented to prevent billing in excess of the actual cost to the district. The Board said at that time they intended to put in place these controls to prevent this in the future. The Committee plans to further look into this at their upcoming meetings.

Committee member Yadgari also recommended adding the general ledger to the agenda as a standing item. A general ledger records the financial transaction of a firm.

Other members on the Committee include Chair Les Bronte, Vice Chair Nathan Kruger, Parastou Eliaszede-Benyamin, Bill Bymel, Marc Carrel, Harry Kraushaar, and Don Wyse.

City Council Approves Ordinance Relaxing Some Covid Regulations

At their Tuesday meeting the City Council approved an ordinance that removes certain curbside pickup zones, readopts the authority of the City Manager to issue permits for outdoor dining, and readopts the waiver of special event permit fees and requirements for outdoor dining.

At their Feb. 7 meeting, the City Council provided direction on retaining certain emergency regulations that were put in place to aid businesses prior to the Council declaring an end to the state of emergency.

The Council decided to no longer allow for the relaxed enforcement of nonconforming signage for businesses. This includes signage such as sandwich board signs on the sidewalk and hanging banners. City staff will provide 30 days’ notice to the businesses with a specific date of when the City will resume enforcement.

The Council indicated they want to decrease the amount of curbside pick-

up zones. City staff has developed four standards, where only one needs to be met in order for the City to remove the loading zone.

These four criteria are: misuse of the loading zone, such as allowing cars to be parked in the area longer than the time it takes to pick up, and reserving certain curbside pickup zones for certain clientele; the pickup zone is no longer necessary to accommodate the needs of businesses; impacts on traffic; and the demand for parking outweighs the demand for pickup.

Potential paths forward on this specific program will be brought back to the City Council for direction at a later date.

The Council also recommended the delegation of authority to the City Manager to issue street closure permits and other permits necessary to allow outdoor dining to continue and to continue waiving the fees while the OpenBH Liaison Committees finalize recommendations for this program to continue. Prior direction by the Council included that the temporary program be extended to Sept. 30 while the subcommittees continue to meet.

The Council also approved the permanent establishment for restricting the maximum fees a third party food delivery service, such as Doordash, may charge a restaurant and the person they are delivering food to. The restrictions in the ordinance are: 15% of the purchase price for delivery fees and 5% of the purchase price for all other fees and costs. A third party food delivery service may not charge customers more than the restaurant’s listed prices and must provide an itemized breakdown of the fees associated. All tips are also to be given to the delivery driver.

The second reading of this ordinance will occur on March 7, with an effective date of April 6.

Planning Commission to Discuss Olympic Boulevard Project

The Planning Commission is expected to discuss and possibly approve a request for a Conditional Use Permit to allow for the establishment of a private training center, LA School of Gymnastics, located at 9135 Olympic Boulevard, at their Thursday meeting.

LA School of Gymnastics is an institution focused on the athleticism of children, young adults, adults, and people with disabilities.

The LA School of Gymnastics will be relocating from their existing Culver City location to a larger facility located in Inglewood. The proposed Beverly Hills location is intended to be a relocation of a portion of the training services currently offered in Culver City and would be primarily focused on private and small class training.

The proposed project would operate from 2:00 P.M. to 8:00 P.M., Monday through Friday; and 9:00 A.M. to 3:00 P.M., Saturday and Sunday. Gymnastics classes would be offered approximately every 30 minutes and are six to eight students at a time. Saturday and Sunday



(L to R): Tuan Tran, Eugenia Wilson, Katie Copeland, Stephanie Cuffy-Jeffries, Chris Roker, Tony Rodriguez, Randy Hankins, and Daniel Fuller

Living Advantage Holds Second Clothing Giveaway

Living Advantage held its second Clothing Giveaway at Manual Arts last Friday. The School Tours and Jasper Boyz performed for students and Living Advantage handed out free clothing to hundreds of students. The clothing came from a donation drive organized by the Next Beverly Hills Committee.

would offer one-on-one private lessons from 12:45 P.M. to 3:00 P.M.

The commission is expected to conduct the public hearing and possibly adopt the resolution conditionally approving the project.

Love Love Tennis is Beverly Hills’ Only Tennis Boutique

Love Love Tennis opened in Sept. 2022, and is the only tennis shop in Beverly Hills. While the boutique is new, the owner, Adeline Arjad Cook, has been creating and selling her designs for eight years online.

Love Love Tennis is a luxury boutique and designer showroom showcasing the locally designed Love Love brand of designer tennis apparel, bags, and jewelry, as well as the top 12 tennis brands of the world.

The boutique carries designer tennis clothing, shoes, equipment, accessories, rackets, and provides stringing.

“We’re a central meeting place in the heart of the luxury capital of the world for those who love and play the game,” Boutique Manager



Linda Raffel

Linda Raffel said.

They accommodate all tennis needs for guests, including VIP services with private one-on-one visits.

“Guests are welcome to shop the latest from top tennis brands and join us for like-minded tennis talk at our ‘Luxe Lounge’ with a cup of coffee or a glass of champagne and truffles,” Raffel said.

The City Council also awarded the boutique the 60 Second Shout Out on Dec. 6.

The shop is located at 9627 Brighton Way.

Visit <https://www.lovelovetennis.com/> for more information.

City Council Adopts 2023 Legislative Platform

At their Tuesday meeting the City Council adopted the 2023 Legislative Platform, which embodies key legislative themes and priorities for the upcoming year.

The platform was supported by the Council at their Jan. 24 meeting where they also discussed adding additional items.

The items which were supported are:

Oppose the decriminalization of certain psychedelic drugs, such as psilocybin, psilocyn, DMT, ibogaine, and mescaline, for personal use or supported use; support legislation which recognizes the importance of the Holocaust; support state legislation which recognizes the importance of other culturally significant holidays, including Rosh Hashanah, whereby employees may use earned time off to honor those holidays important to them; oppose actions by

briefs cont. on page 6

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Q&A

Alara Goksu

Helping Bring Awareness to the Earthquake in Turkey

Hawthorne School fourth grader Alara Goksu has started a campaign with the intent of bringing awareness to the disaster in Turkey caused by the massive earthquake.

You are bringing awareness for disaster relief in Turkey. Tell us about that.

When I heard about it I wanted to make sure people were aware. So at school, at an assembly, I spoke about what happened and how students can help. After that, when I realized it got people's attention, I made a slideshow and presented it to my class and then passed out fliers around the school.

Tell us about the 'I hear You Cam-

paign'?

You write 'Yes' on the palm of your hand. Some people may want to donate, but they can't. So, instead, they share it from their hearts because if pain is shared, it gets lighter. Since those people can't donate, instead they can just write 'yes' on their hand to spread awareness. Spreading awareness is enough, and spreading love makes it stronger.

Is there a teacher that has inspired you or supported you?

Yes, [Michelle] Ziskind and [Sarah] Kaber, the school principal. When I came up with this idea, I went straight to the office, and they said I needed approval

from my teachers. So, I went to my class and Mrs. Ziskind said it was an amazing idea. She helped me out and basically motivated me. Ms. Kaber also thought it was an amazing idea and she supported me on it.

How has this affected your family personally?

When we heard about it, we were very concerned and very upset. After we heard that some of our family members, close friends, and people close to them were in danger, that made us very sad and we wanted to do something about it. Me, my mom, and the Turkish community, we tried to organize to help by donating or spreading awareness.

What do you hope to accomplish with these efforts?

I want to know that the help will continue because 50 million people were affected. I want to know that this help continues and not just for Turkey and Syria but for the future when other countries are [affected by something like this]. We must all help each other and forget about our differences.

Visit <https://donate.tpfund.org/campaign/turkish-philanthropy-funds-ways-to-give/c391792> to donate to the Turkish relief fund.

To support the Yes! I Hear You Campaign, take a photo with 'YES' written on your outstretched palm and post it on social media with the hashtag #YESIHEARYOU.



"We must all help each other and forget about our differences"

briefs cont. from page 5

groups which are anti-Semitic; and oppose actions by groups which perpetuate hate and extremism between various cultures.

City staff will also monitor legislation related to the school system, at the request of Councilmember Sharona Nazarian. Any item which may have an impact on children attending the schools in the City will be brought to the attention of the Council.

An informational report will also be presented to the Council at least three times a year summarizing what legislation the City has taken a position on.

Help Needed in Identifying Patient

LAC+USC Medical Center, a public hospital run by the L.A. County Department of Health Services, is seeking the public's help in identifying a Male approximately 30-35 years old, who has been hospitalized since Feb. 14.



The man stands 5'10", weighs 218 lbs, is medium to heavy build, has a shaved head, and brown eyes. He was picked up by ambulance at 653 S. Hope St., Los Angeles, Ca.

90017. The patient has no identifiable markers and his race is unknown.

Anyone with information can contact Cesar Robles at 323-409-6884.

Library to Host Author Talk with Sadeqa Johnson

The Beverly Hills Public Library will be hosting an author talk on Feb. 28 at 1 pm with Sadeqa Johnson to discuss her new book "The House of Eve."

In The House of Eve, 15 year old Ruby



Sadeqa Johnson

her daughter. A love affair soon threatens to pull her back into the desperation and poverty that has been passed onto her like a birthright.

Eleanor Quarles arrived in Washington DC with ambition and secrets. When she meets William Pride at Howard University, they fall in love. However, Wil-

Pearsall is on track to becoming the first in her family to attend college, even though her mother is more interested in keeping a man than raising

liam hails from an elite wealthy Black family. Eleanor hopes that a baby will make her finally feel at home in William's family and grant her the life she's been searching for.

The lives of these two women collide in an unexpected way as they both face life altering decisions.

Sadeqa Johnson is the award-winning author of four novels, including "Yellow Wife". Her accolades include the National Book Club Award, the Phillis Wheatley Book Award, and the USA Best Book Award for Best Fiction. She is a Kimbilio Fellow, former board member of the James River Writers, and a Tall Poppy Writer. Originally from Philadelphia, she currently lives near Richmond, Virginia, with her husband and three children.

To learn more, visit SadeqaJohnson.net.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Edges Bosco Tech in Baseball Season Opener

By Steven Herbert

Asher Miller and Emet Polak shut out Bosco Tech over the first five innings as the Beverly High baseball team opened its season with a 4-3 victory in a non-league game at Bosco Tech Feb. 15.

"Jacob Mendelsohn-Bass really showed a lot of grit and determination to get the last out with the tying run on third," Tom Roberts said after beginning his second season as the Normans' coach with a victory.

Cole Summers had three hits and Joe Rendon had two as Beverly Hills out-hit the Tigers, 8-4.

The Normans opened the scoring in the first. Summers led off with a single, moved to second on Malik McCall's one-out walk and scored when Jaden Rost reached base on a two-out error.

Beverly Hills scored twice in the third with each of their first four batters getting hits. Jaxon Tonley led off with a

single. Jaden followed with an RBI double, advanced to third on Rendon's single and scored on Samuel Biehl's single.

The Normans combined Rendon's leadoff single, a passed ball and two Bosco Tech errors for a run in the fifth.

The Tigers scored all three of their runs in the fifth on three singles and an error by Beverly Hills.

Bosco Tech put the would-be tying run on third in the seventh on a walk, stolen base and passed ball, but Mendelsohn-Bass induced Andrew Shahin to ground into a force out to end the game, completing a scoreless inning for the save.

Miller, the Normans' starter, allowed one hit over the first three in-

nings, struck out one, walked two and hit a batter.

Polak retired all six batters he faced.

Venice 10, Beverly Hills 3

Jayden Ibarra and Tonley each had two hits and Rendon and freshman Ty Sales each drove in a run for the Normans in an intersectional game at Venice Tuesday.

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coverstory

CITY COUNCIL CALLS FOR SPECIAL ELECTION

Cheval Blanc Referendum Vote Set for May 23

By Danielle Berjikian

In a 4-1 vote the City Council approved a special election for May 23 regarding the referendum against two ordinances approving the Cheval Blanc project, at their Tuesday meeting. The City Council also approved a request that the Los Angeles County Registrar-Recorder/County Clerk manage the election proceedings and that the ballot will include arguments and the impartial analysis as part of the election process. Councilmember John Mirisch was the sole dissenting vote.

On Dec. 19, 2022 a referendum petition was filed by Danielle Wilson representing the union Unite Here! Local 11 and North Palm Drive resident Darian Bojeaux. Then on Dec. 21, 2022 a second referendum petition was submitted by Wilson and Bojeaux. There are 21,931 registered voters in Beverly Hills and each petition must have a minimum of 2,193 qualified signatures (10% of the registered voters) to qualify for filing. The Los Angeles County Registrar-Recorder/County Clerk examined the petitions and determined that they are signed by not less than 10 percent of registered voters in the City.

The number of valid signatures on the

first petition was 2,582 which is 11.8% of the registered voters, and 2,612 for the second, which is 11.9% of the registered voters.

Since the City Council adopted two ordinances, one approving the Cheval Blanc Specific Plan Zoning and Map Amendments and another regarding a Development Agreement for the project, two referendum petitions were circulated.

A special election must be held not less than 88 days after the date of the order of election, according to state election codes. The last date the council could have held a special election was Nov. 7. Alternatively, they had the option to postpone the vote until the regular March 5, 2024 election. Had the Council chosen the March 5 date the cost would have been lower since services are shared with other cities.

The total estimated cost for a special election is \$870,442.63, and the cost to hold the votes during the regular election would have been \$204,232.49.

"Friends of Cheval Blanc Beverly Hills", an organization formed to support the two above-referenced ordinances, requested in a letter that the City Council

set a special election on the earliest date possible, May 23, and said they will reimburse the City for the costs of the special election. The Council agreed to this request.

"We are proud of the Project, the Project sponsor's years of community engagement, and the more than two years of analysis by City staff, the Planning Commission and the City Council. The City's public review was extraordinarily comprehensive and transparent, including a full environmental impact report in accordance with the California



Anish Melwani

Environmental Quality Act," Friends of Cheval Blanc Beverly Hills President Anish Melwani said in the letter.

Melwani is also the Chairman and CEO of LVMH for North America. Melwani oversees the activities of LVMH and sits on the board of directors for Fresh, Marc Jacobs, Colgin Cellars, Starboard Cruise Services, and Tiffany & Co. Prior to joining LVMH in 2015, he was a Senior Partner in the New York Office of McKinsey and Company. He holds a B.A. degree in Economics from Harvard University.

Mirisch said his main reason he voted in opposition was that he believes it is a bad deal for the City. He also criticized how last month LVMH hired model Bella Hadid to be the face of its new collaboration for Louis Vuitton with Japanese artist Yayoi Kusama in light of her past antise-

mitic remarks and her participation in a pro-Palestinian rally that called for the destruction of Israel. Mirisch also stated how Hadid posted on her Instagram and accused Israel of "colonization, ethnic cleansing, military occupation and apartheid over the Palestinian people."

The Council also had the option to repeal the two petitions rather than holding an election, which Mirisch said he supported, but the others did not.

"That is information that the community needs to know. They also need to know if they want a corporation in our community that is willing to hire antisemites like that," Mirisch said.

Deborah Quick, the land use attorney for LVMH, spoke on behalf of LVMH at the meeting and stated that the company condemns hate of any form, including antisemitism.

"LVMH also applauds those who condemn antisemitism," Quick said.

Quick also stated that Hadid recently said on social media that antisemitism cannot be tolerated and there is no place for hate anywhere in the world.

Mirisch said that although he appreciates the statements from LVMH opposing antisemitism, he believes actions speak louder than words.

"We have had numerous meetings. We have had our Planning Commission do six meetings. We have said loud and clear what our thoughts are. We have given ample opportunities for the residents to come and speak. This is an iconic property that I think will be a gift to our community. This is a project that would only be a dream come true to other cities. The public benefit is overwhelming for our City," Councilmember Sharona Nazarian said.

Beverly Hills scored once in the third and twice in the sixth. The Gondoliers scored in all but one inning they batted, with one run in the first, two in the second, three each in the fourth and fifth and one in the sixth.

What's Next?

The Normans are scheduled to play host to West Adams in an intersectional game Monday at La Cienega Park and at Lynwood Tuesday in a nonleague game, both at 3:15 p.m.

Boys' Track and Field

Brentwood Opener

Beverly Hills senior Arian Naim won the 400 meters in 50.71 seconds and ran a leg on the Normans' victorious 400 relay Saturday at Brentwood School.

Marquis Ellis, Adam Lee and Ethan Ellis ran the other legs as Beverly Hills won in 47.66, 3.34 ahead of runner-up

Geffen Academy.

Girls' Track and Field

Brentwood Opener

Beverly Hills senior Ariella Landau leaped 32 feet, 7 inches to win the triple jump Saturday at Brentwood School.

What's Next?

The Normans are scheduled to compete in the Marie Smith Malibu Invitational set to begin at 9 a.m. Saturday at Malibu High and a Coastal League cluster meet at Nicoll Field at 3 p.m. Wednesday.

Girls' Basketball

Beverly Hills 44, Morningside 40

Mandy Kohanim scored 21 points to lead the Normans to the victory in the tiebreaker to decide third-place in the Ocean League and the automatic Southern Section playoff berth accompanying

it Feb. 3 at the Swim-Gym.

Leila Abrahamic and Chloe Sooferan each added seven for Beverly Hills (16-13, 6-5 in league play), Natasha Tishbi four, Megan Amirianfar three and Sophia Omid two.

Softball

The Normans are scheduled to open their season Friday with a 3:30 p.m. nonleague game at Bishop Conaty-Loretto with Ricardo Monjaraz debuting as Beverly Hills' coach.

The Normans are scheduled to play their home opener Tuesday against Lawndale at 3:30 p.m.

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at

(786) 201-2460 or by email at Stvherbert@aol.com.

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FICTITIOUS BUSINESS NAME STATEMENT: 2023019071 The following person(s) is/are doing business as: JEWELER'S INSURANCE AGENCY; ARIEL D. TERMACHI. 14530 Benefit St #301, Sherman Oaks, CA 91403. TERMACHI ENTERPRISES INC. 14530 Benefit St #301, Sherman Oaks, CA 91403. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/20/23. Signed: Ariel David Termachi, CEO. This statement is filed with the

County Clerk of Los Angeles County on: 1/26/2023. 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) 2/5/23, 2/12/23, 2/19/23, 2/26/23 27
FICTITIOUS BUSINESS NAME STATEMENT: 2023014030 The following person(s) is/are doing business as: CYPRESS MENTAL HEALTH. 269 S Beverly Dr #1342, Beverly Hills, CA 90212. CYPRESS PSYCHOLOGY INC. 269 S Beverly Dr #1342, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2/2023. Signed: Jonathan Westman, President. This statement is filed with the County Clerk of Los Angeles County on: 1/19/2023. 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) 2/5/23, 2/12/23, 2/19/23, 2/26/23 28

FICTITIOUS BUSINESS NAME STATEMENT: 2023001581 The following person(s) is/are doing business as: SAM VAGHANI LLC. 3568 Vinton Ave #101, Los Angeles, CA 90034. SYNERGY CAPITAL LLC. 3568 Vinton Ave #101, Los Angeles, CA 90034. 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: Sam Vaghani, Manager. This statement is filed with the County Clerk of Los Angeles County on: 1/4/2023. 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) 2/5/23, 2/12/23, 2/19/23, 2/26/23 29
Edan Yom Tov
21400 Burbank Bl #119
Woodland Hills, CA 91367
Case Number: 22VECPO0028
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 Sylmar Ave

Van Nuys, CA 91401
 ORDER TO SHOW CAUSE FOR CHANGE OF NAME
 PETITION OF: Edan Yom Tov
 TO ALL INTERESTED PERSONS
 Petitioner: Edan Yom Tov
 Present name: Edan Yom Tov
 Proposed name: Edan Nave
 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: 3/10/23 Time: 8:30a Dept: A Rm: 510
 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: 1/19/23. Signed: Virginia Keeny, Judge of the Superior Court
 Published: 2/5/23, 2/12/23, 2/19/23, 2/26/23 30
 Sarah Leanne Fiske
 1420 N Sierra Bonita Ave #312
 Los Angeles, CA 90046
 Case Number: 22STCPO0211
 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: Sarah Leanne Fiske
 TO ALL INTERESTED PERSONS
 Petitioner: Sarah Leanne Fiske
 Present name: Sarah Leanne Fiske
 Proposed name: Moxie Otoline Gray
 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: 3/20/23 Time: 10a Dept: 72 Rm: 731
 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: 3/20/23. Signed: Curtis A. Kin, Judge of the Superior Court
 Published: 2/5/23, 2/12/23, 2/19/23, 2/26/23 31
 FICTITIOUS BUSINESS NAME STATEMENT: 2023011059. The following person(s) is/are doing business as: JED ENTERPRISE CONSULTING. 5561 PIONEER BLVD WHITTIER CA 90601. 54092696. JED ENTERPRISE CONSULTING INC. 5561 PIONEER BLVD WHITTIER CA 90601. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: JAMIE E DIAZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,110
 FICTITIOUS BUSINESS NAME STATEMENT: 2023018299. The following person(s) is/are doing business as: FLOWERS BY YIANNI. 361 NORTH GARDNER STREET LOS ANGELES CA 90036. YIANNAKIS CHARALMBOUS. 361 NORTH GARDNER STREET LOS ANGELES CA 90036. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: YIANNAKIS CHARALMBOUS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/25/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,111
 FICTITIOUS BUSINESS NAME STATEMENT: 2023019454. The following person(s) is/are doing business as: PROFESSIONAL CHARGES. 201 N BRAND BLVD UNIT 200 GLENDALE CA 91203. DOUGLAS NIES. 201 N BRAND BLVD UNIT 200 GLENDALE CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/00. Signed: DOUGLAS NIES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/26/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,112
 FICTITIOUS BUSINESS NAME STATEMENT: 2023015847. The following person(s) is/are doing business as: ALL SITE RENTALS. 21310 NORDHOFF STREET CHATSWORTH CA 91311. 9909 TOPANGA CYN BLVD #272 CHATSWORTH CA 91311. THE GREEN DUMPSTER LLC. 9909 TOPANGA CYN BLVD #272 CHATSWORTH CA 91311. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: CLINT BRADLEY, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/23/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,113
 FICTITIOUS BUSINESS NAME STATEMENT: 2023017271. The following person(s) is/are doing business as: FIRESIDE MANTELS. 2712 DASHWOOD STREET LAKEWOOD CA 90712. SAMANTHA JORDAN. 2712 DASHWOOD STREET LAKEWOOD CA 90712. MATTHEW JORDAN. 2712 DASHWOOD STREET LAKEWOOD CA 90712. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: MATTHEW JORDAN, HUSBAND. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,114
 FICTITIOUS BUSINESS NAME STATEMENT: 2023015368. The following person(s) is/are doing business as: COMMERCIAL REAL ESTATE ADVISORS. 3925 VIA SOLANO PALOS VERDES ESTATES CA 90274. CE SIMPSON REALTY CORPORATION. 3925 VIA SOLANO PALOS VERDES ESTATES CA 90274. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: CHARLES SIMPSON III, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/23/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,115
 FICTITIOUS BUSINESS NAME STATEMENT: 2023016310. The following person(s) is/are doing business as: HMDPENDING MUSIC. 4349 BETHPAGE DRIVE PALMDALE CA 93551. TONY SHAWN JOHNSON. 4349 BETHPAGE DRIVE PALMDALE CA 93551. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/23. Signed: TONY SHAWN JOHNSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,116
 FICTITIOUS BUSINESS NAME STATEMENT: 2023003276. The following person(s) is/are doing business as: UNICA SKIN TREATMENTS. 10056 BARTEE AVE ARLETA CA 91331. LISETTE GONZALEZ. 10056 BARTEE AVE ARLETA 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: 01/20/23. Signed: LISETTE GONZALEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/06/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,117
 FICTITIOUS BUSINESS NAME STATEMENT: 2023012307. The following person(s) is/are doing business as: GREATER THAN. 245 S SERRANO AVE APARTMENT 107 LOS ANGELES CA 90004. DAVID OMARI GORDON. 245 S SERRANO AVE APARTMENT 107 LOS ANGELES CA 90004. 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: DAVID OMARI GORDON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2023. 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: 02/02/2023, 02/09/2023, 02/16/2023, 02/23/2023 TBS 8,118
 FICTITIOUS BUSINESS NAME STATEMENT: 2023011288. The following person(s) is/are doing business as: INCARE SERVICES. 5501 NEWCASTLE AVE UNIT 228 ENCINO CA 91316. 202252313332. MMG CONSULTING LLC. 5501 NEWCASTLE AVE UNIT 228

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Join us for a 4-day festival exploring the art, architecture, design and landscapes that have made Beverly Hills a world-class city. The festival will feature over 20 events including iconic tours, lectures, films, a luncheon fashion show, and additional activities.

Presale tickets will go on sale exclusively to Beverly Hills residents beginning at 9:00 a.m. on March 1, 2023.

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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 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 21-00642-LC-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 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 21-00642-LC-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. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 01/27/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4772670 02/09/2023, 02/16/2023, 02/23/2023

T.S. No. 106935-CA APN: 4333-029-026 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/9/2014. 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 4/5/2023 at 11:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/12/2014 as Instrument No. 20140608682 the subject Deed of Trust was modified by Loan Modification recorded on 10/15/2021 as Instrument 20211554171 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ALON DARVISH AND LILI OMATYAR, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 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; BY THE FOUNTAIN LOCATED AT 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: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the

real property described above is purported to be: 224 S HAMILTON DR, BEVERLY HILLS, CA 90211 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: \$1,130,429.52 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 1-866-539-4173 or visit this Internet Web site WWW.SERVICELINKAUCTION.COM, using the file number assigned to this case 106935-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:** 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.clearreconcorp.com, using the file number assigned to this case 106935-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:** 1-866-539-4173 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CONRAD JANIS
CASE NO. 23STPB01262**

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

A PETITION FOR PROBATE has been filed by DEAN A. AVEDON AND ELISA G. PALOS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DEAN A. AVEDON AND ELISA G. PALOS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 03/14/23 at 8:30AM in Dept. 29 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
LOUIS PACELLA, ESQ. - SBN 227616,
THE PACELLA LAW GROUP, APC
5000 N. PARKWAY CALABASAS, SUITE 219
CALABASAS CA 91302
2/16, 2/23, 3/2/23
CNS-3669848#

APN: 5555-002-111 TS No: CA07001252-22-1 TO No: 8779328 **NOTICE OF TRUSTEE'S SALE** (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 6, 2011. 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 April 18, 2023 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 12, 2011 as Instrument No. 20110069106, of official records in the Office of the Recorder of Los Angeles County, California, executed by SIMONE BERMAN, A WIDOW, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County,

California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8455 FOUNTAIN AVENUE #631, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$812,941.16 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA07001252-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant **NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed

5 REASONS YOU WANT TO WORK WITH JENNIFER OKHOVAT



1 PEERLESS MARKET KNOWLEDGE

Any agent can search the net for new listings, but few have the knowledge to truly understand where the market is, and, more importantly, where it's going. Jennifer's years in local real estate have given her a keen insight to help you buy or sell at the perfect time.

2 A STRONG REAL ESTATE NETWORK THAT BENEFITS YOU

When it comes to finding your dream home, connections matter. Jennifer has built a network of partners, clients, & fellow brokers that she will tap into in her search for your perfect new home. Simply put, in the unlikely case that she doesn't have what you want, she'll know someone who does.

3 A CALMING PRESENCE THROUGHOUT A HECTIC PROCESS

Navigating the world of renting or buying a luxury home is enough to leave even the most seasoned broker rattled. Jennifer brings her clients the cool, calming presence that's invaluable throughout the home-buying process. Explore homes without pressure or fluster with an experienced broker to see you through the confusion.

4 A HUMAN UNDERSTANDING OF YOUR INDIVIDUAL NEEDS

Jennifer believes that you're more than just a customer—you're an individual who's making a potential lifetime investment in not just a house, but a home. If you're looking for an experienced guide who understands your needs on a personal level and will work at your pace, look no further.

5 OVER A DECADE OF INDUSTRY & MARKET EXPERIENCE

At the end of the day, you want a broker with experience. With more than 10 years throughout the Los Angeles area, Jennifer brings her clients a wealth of expert knowledge of desirable neighborhoods, exclusive real estate, and local markets projections.



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DRE 01866951



#1 Agent Compass Sunset
TOP 1.5% of Realtors Nationwide
(RealTrends)



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