

**briefs** • Nessah Suspect  
Arraigned; Details Emerge **Page 3**

**briefs** • Viceroy L'Ermitage Hotel  
Requests Later Hours **Page 3**

**briefs** • Public Works Receives Foothill  
and La Brea Subarea Update **Page 4**

# Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1056 • December 26 - January 1, 2020



## Entrepreneurial Spirit

Celine and Joline Nehoray on their  
“Beverly Hills Lingerie” line

cover story • page 5

WITH THE MAYOR & COUNCIL  
**Sing-Along**

You Are Cordially Invited to Attend the  
**BEVERLY HILLS  
BARN  
DANCE!**  
SING-ALONG

Featuring Mayor John Mirisch  
& Country Nation

Special Guest performances by  
Paulette Ivory, Victoria Gordon & Grace Mirisch

**TUESDAY, JANUARY 7, 2020  
7:00 PM**

**The Wallis Annenberg Center for the  
Performing Arts**  
9390 N. Santa Monica Blvd., Beverly Hills  
Box office Opens 5:00 PM / Doors Open 6:30 PM  
Tickets are free; RSVP is required.  
Light refreshments to follow sing-along.  
For ticketing [www.thewallis.org](http://www.thewallis.org) or call 310-746-4000  
Complimentary Parking available at 450 N. Crescent Drive.

The City's Community Sing-Alongs are part of the Mayor's  
initiative to promote arts and culture in Beverly Hills. Join  
us for a fun night of American country music!

Creamery, Hammel and Denker Ranch, Beverly Hills, ca. 1905.



 Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts  
 to accommodate persons with disabilities. Please call 310-746-4000 (voice) or (310) 285-6881 (TTY).



## 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](mailto:editor@bhweekly.com)

# letters & email

### "Assorted Issues"

It is such a sad day when a synagogue is vandalized, regardless how it happens. It was surprising in the case of Nessah synagogue that there was no burglar alarm on site. I am pleased that local churches have sent e-mails of support to Nessah.

I read last week that the City Council was almost finished deliberating on their position re. short-stay rentals in the city. I noticed the word Airbnb as part of the companies that may want to offer their services in the city. We all should remember the Airbnb's anti-semitic actions. They recanted their position as always, after they are caught and due to serious pressure. So why then are you deliberating again after they were already banned from our city?

Bicycle lanes are a waste as the amount of users is so insignificant that in my view, what we have now is enough. More important is to be sure they use the streets not the sidewalks as they pose a significant danger to drivers and pedestrians.

Please, dear Councilmembers, do have our City Attorney determine in a clear

*letters cont. on page 3*



## SNAPSHOT



### READY TO LEAD MORENO DRIVE

Board of Education President Isabel Hacker took the Oath of Office last Tuesday. Rachelle Marcus was sworn in as Vice President. (L to R) Isabel Hacker, Adi Hacker and Avrami Hacker

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OUR DATA SPEAKS  
VOLUMES



letters cont. from page 2

fashion where dogs are permitted. We see them in pharmacies, restaurants, stores regardless of size or temperament. That was not the original intention of the law. Was it not for those people who actually needed them by their side for health reasons? How is it possible that not too long ago, there were much fewer who needed the assistance of a dog? Now we have many who are just taking advantage with no conscience. So perhaps, the City Attorney can redefine that law. My other complaint is regarding more money to be spent to regulate temperature issues in the dog park. I believe that the \$250K spent there on guards, etc. is more than enough.

**Pablo Nankin M.D.**  
Beverly Hills

## briefs

### Nessah Suspect Arraigned; Details Emerge

Anton Nathaniel Redding, 24, of Millersville, Pennsylvania was arrested and charged with vandalism or a religious property and commercial burglary. The charges filed include a penalty enhancement for a Hate Crime in the California Penal Code.

He was arraigned Monday at the LAX courthouse and is scheduled to return January 30.

According to a press release, Redding was identified as a suspect on December 17 as a result of an investigation, review of surveillance footage and the processing of forensic evidence. Once Redding was identified, a warrant was obtained for his arrest, and investigators along with the crime impact team shifted their focus to locating Redding.



*Anton Redding*

Public Information Officer Elisabeth Albanese told the Weekly that security cameras determined Redding had called a taxi somewhere along Wilshire Boulevard that took him to the airport.

Investigators subsequently discovered that Redding was in Hawaii. Detectives traveled to and located Redding in Kona, who was then taken into custody.

Because the BHPD has the criminal filing in advance, the charges in the press release are charges the district attorney has already filed and will not change.

The charges filed include a penalty enhancement for hate crime, which criminal defense attorney Ronald Richards—who is not representing the suspect—says could be difficult to prove.

“Although on the surface it looks like a hate crime, it may never pencil out to be a hate crime,” said Richards. “They’d love to prove that a vandalism offense was intended to target this building because of the religion

of the occupants. There’s got to be some additional evidence other than just the fact that it was a synagogue. It looks like it’s a hate crime but it could not be a hate crime depending on how the evidence plays out.”

Richards said that the case for a hate crime could be bolstered if Redding were to make an admission or post incriminating hateful messages.

“I don’t know if it’s a commercial burglary. In Beverly Hills we get a lot of mentally ill or homeless people that walk into people’s houses,” said Richards. “This could just be a mentally ill individual.”

But Richards said a strong motive remains unclear.

“Homeless people typically don’t travel to Kona, so I don’t know how he got to Kona or why he had the resources,” said Richards.

### Viceroy L’Ermitage Hotel Requests Later Hours

The Planning Commission discussed at their December 12 meeting a Conditional Use Permit (CUP), Development Plan Review and Extended Hours Permit for the Viceroy L’Ermitage Hotel, but moved to continue the item at a later date.

If approved, these conditions would allow for the continued operation of a hotel restaurant with open air dining and hotel rooftop uses with extended hour, as well as an amendment to the conditions of approval to allow the restaurant to host private receptions and further extended the hours for rooftop uses associated with the hotel.

The commissioners also conditionally approved a request for the ground floor restaurant to host larger private receptions and banquets using the entirety of the restaurant space. The use of the hotel rooftop was previously restricted to 9:00 p.m. daily, with all guests required to vacate the rooftop by 10:00 p.m.

During discussion, the commissioners originally agreed on extending the limit to 10:00 p.m. with all guests vacating by 11:00 p.m. to avoid parking and loitering issues brought forth by neighbors, but L’ermitage representative Jonathan Riker said that 10:00 is “not viable” compared to other hotels that have banquets until later hours.

“But there are ways perhaps that we can help mitigate people leaving and the [issues with] cars,” said Riker, pointing out that guests can take the elevator from the lobby to a red-carpet area in the lower level of the garage to pick up their cars.

This comment precipitated a discussion about potentially implementing this system 24/7, but the L’Ermitage representatives said that doing so could cost the luxury hotel its five-star rating if guests were to perceive this change as an inconvenience.

“It’s not luxury to drop off and pick up your car in a car park,” said a representative. “We’re a five-star luxury hotel. The accommodation being proposed that when there is an event in the restaurant we will exit people and do car delivery to them in the parking is a compromise we’re willing to support one hundred percent, but beyond that I think you’re affecting the credibility of our hotel.”

Chair Alan Block reiterated the various complaints from public comment, suggesting a compromise where the L’Ermitage

briefs cont. on page 4



## NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its Regular Meeting to be held on **Thursday, January 9, 2020 at 7:00 p.m.** or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider a request for a General Plan Amendment, Zoning Map Amendment, Zone Text Amendment, Development Agreement,

and Final Environmental Impact Report (Final EIR) for the property located at **9908 South Santa Monica Boulevard** as follows:

**Development Agreement.** The applicant is seeking a Development Agreement that, if approved, would set forth certain benefits to the applicant as well as set forth certain public benefits that would be provided to the City in conjunction with development of the Project. The City Council’s focus at its **Thursday, January 9, 2020** hearing is to review a draft Development Agreement proposed by the applicant, 9908 South Santa Monica Blvd., LLC (the GPI Companies). The Council will consider providing direction regarding the proposed terms of the Development Agreement. Additionally, the Council may provide direction regarding continuing the public hearing to a future meeting to consider all of the requested Project entitlements.

**General Plan Amendments and Zone Text and Map Amendments.** The property is currently zoned C-3A, which allows for commercial uses. The applicant seeks to amend the General Plan and General Plan Land Use Map to create the Mixed Use Planned Development Overlay Zone (M-PD-5) Land Use Designation and apply it to the subject property to allow mixed residential and commercial development. A Zone Text Amendment is requested to amend the Beverly Hills Municipal Code to create a new article entitled “Mixed Use Planned Development Overlay Zone (M-PD-5)”, which would establish development standards for the property and a Zone Map Amendment is requested to create the M-PD-5 Zoning Designation and apply the designation to the project site.

If approved, the General Plan Amendments and the Zone Text and Map Amendments would allow for the subject property to be developed with a mixed-use building containing 13,036 square feet of ground-floor retail uses and 25 residential condominium units, have a maximum Floor Area Ratio (FAR) of 2.5:1, a maximum height of four stories or 47’-0” to the roof deck, plus height allowances for certain rooftop uses and structures.

On September 13, 2018, the Planning Commission adopted resolutions conditionally approving a Planned Development and Vesting Tentative Tract Map for the Project (contingent on City Council approval of the requested legislative changes) and recommended that the City Council adopt the General Plan Amendments and the Zone Text and Map Amendments to allow for development of the Project. On January 8, 2019 the City Council held a public hearing to consider an appeal of the Planning Commission’s decisions regarding the Project. The Council denied the appeal petition and affirmed the continued processing of the Project.

**Final Environmental Impact Report.** The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City of Beverly Hills has prepared a Final EIR to analyze potential environmental impacts associated with development of the Project. Specifically, the Final EIR analyzes the following potential environmental effects of the Project:

- Aesthetics
- Air Quality
- Greenhouse Gas
- Hazards/Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Transportation/Traffic

On September 13, 2018, the Planning Commission reviewed and certified the Final EIR for the Project. The City Council will consider certification of the Final EIR and adoption of a Mitigation Monitoring and Reporting Program in its review of the Project.

At the public hearing, the City Council will hear and consider all comments. All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

Please note that if you challenge the Council’s action in regards to this matter 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.

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Principal Planner** in the Beverly Hills Community Development Department at **310.285.1135**, or by email at **maluire@beverlyhills.org**. Copies of the Project application and associated documents are on file in the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, Beverly Hills, California 90210.

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) 285-2400 (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.

briefs cont. from page 3

would be willing to provide cleaning on the Southside of Burton Way so as to appease neighbors. Riker said that he would need to check the liability that would cause and if they would be covered by insurance as they would be “introducing potentially a hazardous component to the work practices of our colleagues by having them cross the street.”

The item will reappear before the Planning Commission in January, after this further research is complete.

## Public Works Receives Foothill and La Brea Subarea Update

At their December 12 meeting the Public Works Commission received an update on the Foothill Water Treatment Plant and the La Brea subarea.

According to a staff presentation, Carollo Engineers is currently working on modifying the 60 percent design plans based on the revised layout presented at the commission’s November meeting. Changes included structural, ventilation, plumbing and mechanical alterations to the observation room to accommodate the placement items like flush tanks.

Carollo’s architectural team is also working with staff to explore a possibility of accommodating a workspace or conference room in the remaining space of the observation room.

Staff is still evaluating the cost impacts of this design change, but the impact is due to result in approximately six months.

Regarding the La Brea subarea, staff is still working on development of two additional wells. The Coffee Bean and Tea Leaf project, once finished, will create a transmission pipeline from the La Brea subarea to the Foothill Water Treatments Plan.

City consultant Hazen and Sawyer are currently working on the transmission main design, the CEQA process, the well equipment design and the well drilling bid package.



Jerry Felsenthal

In fact, the well drilling project was bid out on November 14, with four bids coming back to the City from Zim Industries,



## Taste of Broadway Performs December Showcase

Taste of Broadway students performed a music review last Tuesday entitled: Everything Old is New Again.

Taste of Broadway is an afterschool performing arts program created and directed by Jenny Gordon and brought to students through the City of Beverly Hills Community Services Department. With performances from more than 75 students, songs from musicals like West Side Story, Fiddler on the Roof, Chicago, Anastasia, and The Little Mermaid, The Jets Song, Sabbath Prayer, Razzle Dazzle, Journey to the Past and Part of Your World were among favorites performed at the “Taste of Broadway” show after months of practice during the afterschool class.

“I am humbled by the dedication and commitment my Broadway students have shown throughout the course of this class. Musical theater is an American institution! I am thrilled to see the energy and excitement these students exude as they bring musical theater to life. The performing arts are such an integral part of a child’s educational development and so crucial to a child’s sense of self. I hope these students will continue to find the joy and passion in performing and keeping the arts alive! I have had a great deal of joy and pride in teaching these wonderful performers.”, Gordon said.

This musical theater program is designed to instill in the students an appreciation of the performing arts, and to help them find the joy in performing while instilling a sense of self-confidence and belonging.

The ensemble includes Alexandra Abramov, Mia Abramov, Melody Afgham, Cora Azevedo, Hailey Benmoshe, Jolie Benmoshe, Jaidynn Bickler, Gabriella Broumandi, Georgia Carlson, Barbara Cotliar, Gracie Cotliar, Alyla Crow, Sofia Csaplar, Tara Desai, Madeline Duncan-Book, Mason Duncan-Book, Chloe Emrani, Yoni Ferd, Mila Fekri, Jennifer Flores, Mandeiya Flory, Sophia Gabbay, Ramona Harrington, Willow Hebroni, Grace Hinden, Ava Holtzman, Gabriel Irwin, Zoe Irwin, Sarah Jacob, Maya Javaheri, Morgan Keilly, Alma Lansky, Kyla Leeds, Audriana Levian, Isabel Marin, Isabella Michaels, Trey Morrison, Mason Mower, Koko Nakajima, Chloe Nejad, Madison Nejad, Funmi Odede, Aviv Pilipski, Bradyn Priland, Hayden Radonsky, Victoire Romagna-Daude, Lola Rovtar, Mia Sagie, Shayna Samouha, Charlize Sarabia, Ava Schindler, Noa Schindler, Shira Schindler, Davina Separzadeh, Anushka Shah, Andrew Smiler, Adam Steinberg, Remy Steinberg, Oona Styne, Maxwell Toohey-Bergvall, Natalia Torres, Olivia Wehba, Teja Wolfe, Tyler Yovino, and Lauren Zargar.

For information on Taste of Broadway program and other afterschool classes, go to [www.beverlyhills.org/bhrec](http://www.beverlyhills.org/bhrec).

South West Pump and Drilling, Yellow Jacket Drilling Services, and Nor-Cal Pump and Well Drilling.

The city manager’s estimate was \$920,000, but three of the four bids ranged from \$1.3 to \$2.3 million. Zim Industries, however, won the bid with \$863,846, which staff presented to the City Council on December 17.

During the presentation, Commissioner Jerry Felsenthal called the roughly 250 percent discrepancy between Zim’s bid and the other three “puzzling.”

“That’s an enormous difference on the same project. I wonder if this is endemic of us in Beverly Hills, of the whole construction industry? How can there be that big of a spread” said Felsenthal.

Project Manager Samer Elayyan assured Felsenthal that staff held some of the same concerns about the bid disparities but that Zim’s bid was “validated” through the project management team and close to the engineer’s estimate.

Elayyan also pointed out that although the City has not worked with Zim before,

the company has completed quite a bit of drilling throughout Southern California. Additionally, he said the City’s Hydrogeologist Richard Slater has vouched for Zim’s performance.

## Beverly High Robotics Team to Attend Regional Competition

The Board of Education approved a request for the Beverly High Robotics team to attend a regional competition and world championship next year.

The regional competition will take place at Ventura College on March 18-21. The world championship will take place in Houston, Texas on April 15-19.

About 20 to 40 Beverly students will travel by bus to the regional competition and about 30 to 40 are budgeted to attend the world championship. Students are expected to pay for their hotel accommodations and bus/airfare individually, estimated at approximately \$400.

--Briefs Compiled by Olivia Anderson



## NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Thursday, January 9, 2020 at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

### EXTENSION OF AN INTERIM URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REQUIREMENTS AND PARKING STANDARDS

The Council will consider whether or not to extend the interim Urgency Ordinance for a period of ten months and fifteen days, in accordance with the provisions of Government Code Section 65858. The extension of the interim Urgency Ordinance will require a four fifths vote by the City Council.

This Urgency Ordinance 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. The adoption and implementation of the Urgency Ordinance represents minor alterations in land use limitations and do not result in any changes in land use or density. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider the staff recommendation to find the Urgency Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15305 of the California Code of Regulations. Further, the areas of the City in which restaurants are allowed have average slopes of not more than 20 percent.

All interested persons are invited to attend and speak on this matter. Written comments also may be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. Written comments should be received prior to the public hearing date. Any written comments received by close of business on Tuesday, January 2, 2020 will be attached to the agenda report regarding this item. Any comments received after Tuesday, January 2, 2020, but prior to the public hearing, will be distributed to the Council under separate cover. Please note that if you challenge the City’s action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public hearing.

If there are any questions regarding this notice, please contact **Timmi Tway, Senior Planner**, Community Development Department, at **(310) 285-1122** or **ttway@beverlyhills.org**. The case file, including a copy of the proposed urgency Ordinance, is available for review in the Community Development Department, 455 N. Rexford Drive, 1st Floor, Beverly Hills, California 90210. In addition, the staff report on this matter will be available at least ten days in advance of the meeting date at the office of the City Clerk located at 455 N. Rexford Drive, 2nd Floor, Beverly Hills, California 90210.

HUMA AHMED  
City Clerk



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# ENTREPRENEURIAL SPIRIT

## Celine and Joline Nehoray on their “Beverly Hills Lingerie” line

By Olivia Anderson

Born and raised in Beverly Hills, Celine and Joline Nehoray founded Beverly Hills Lingerie in 2018. The Weekly talked to the sister duo about their first foray into fashion and upcoming plans for the line.

**You grew up in Beverly Hills and graduated from USC. What made you want to launch this lingerie line?**

**Joline:** We launched Beverly Hills Lingerie because we found a gap in the streetwear lingerie market. There was a lot of white space in lingerie companies directly marketing and advertising their lingerie as streetwear. There was a lack of trendy woman’s lingerie so my sister and I decided to fill that gap.

**The lingerie business is extremely competitive. Did that make you hesitate at all?**

**Joline:** Totally. It’s a huge market, but we did see the advantage in marketing

our lingerie and styling it and photographing it with jeans and outerwear and making it an everyday staple piece.

**Your pieces are sold both in stores and online. How does one compare to the other?**

**Joline:** We’re sold at Fred Segal’s flagship store on Sunset. Right now we’re just in another pop-up store from Paris that they’re closing within the next week. We also have a website which is our primary source.



Celine and Joline Nehoray

Obviously online is so big right now. It’s 2019 and it’s become the prime source of everyone’s shopping. But for lingerie, since it’s such an intimate thing, a lot of people like to feel the fabric getting [since] it’s so close to your skin. It’s such a special purchase for a lot of people. For us, we actually became one of the best-sellers in [Fred Segal’s] women’s section when we launched there, within the first month. I think it’s because people

really like feeling and touching lingerie since it is such an intimate purpose.

**What makes your line unique?**

**Celine:** What makes it unique is that we definitely want to cater to the notion of affordable luxury. I know a lot of lingerie brands are super, super pricey, but very elegant and cute. We wanted to be able to create a trendy but classic lingerie line from innerwear and outerwear that was affordable but still trendy and still good quality, so that’s what keeps us unique.

**Plus size is a growing market in the fashion world. How does your line address that?**

**Celine:** We do have plans to expand into the plus size market within the next couple of months actually.

**Joline:** The market is growing, and also it takes a couple months or years for lingerie brands to expand into plus size. You usually start with a very small size range—usually just small, medium and large before even getting into extra small and extra large. So it’s usually the last step in size ranges. A lot of brands don’t launch with plus size right away; if their customers request it then they’ll bring it in, or if they find a need for it, or of course if the market is growing then that’s when they’ll introduce their plus

size.

**What’s most different about the fashion industry than you expected?**

**Celine:** Neither of us have a background in fashion. We have a background in business and all of the neighboring fields through the marketing and PR industry. So the fashion industry as a whole is kind of a big learning experience for us. I think it’s a very over-saturated field. There are so many brands, so many amazing products, so many amazing designers. So it’s just kind of sticking to what keeps you unique and what keeps you profitable. I really think the fashion industry as whole was just a big learning experience for us.

**What do you hope to accomplish in the next year?**

**Celine:** In the next year we’re actually working on our global distribution, most specifically distribution in America. We are working on our department stores and other retail stores similar to Fred Segal. I don’t want to say too much, but we’re also going to be expanding our collection to a lot of fun surprise collections.

*To see their line, visit [beverlyhillslingerie.com](http://beverlyhillslingerie.com).*

# Public Notices

310-887-0788

Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

County on: 11/15/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,921

FICTITIOUS BUSINESS NAME STATEMENT: 2019310365. The following person(s) is/are doing business as: DIVULGE BEAUTY, 20804 CAMPANIA LANE PORTER RANCH CA 91326. CRIMSON VENTURES LLC, 20804 CAMPANIA LANE PORTER RANCH CA 91326. 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: 10/20/2019 Signed: SARINA VANMALI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/27/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,922

FICTITIOUS BUSINESS NAME STATEMENT: 2019311154. The following person(s) is/are doing business as: KATHIE HUMPHREY MINISTRIES, 901 MEADBROOK STREET CARSON CA 90746. KATHIE HUMPHREY, 901 MEADBROOK STREET CARSON CA 90746. 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: KATHIE HUMPHREY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/02/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,923

FICTITIOUS BUSINESS NAME STATEMENT: 2019306315. The following person(s) is/are doing business as: EDMOND’S ELECTRIC, 1142 N ONTARIO ST BURBANK CA 91505-2315. EDMOND GORGINIANS, 1142 N ONTARIO ST BURBANK CA 91505-2315. 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: EDMOND GORGINIANS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/22/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,924

FICTITIOUS BUSINESS NAME STATEMENT: 2019309097. The following person(s) is/are doing business as: ALJANDRO SANTIAGO, 8561 DE SOTO AVE APT 266 CANOGA PARK CA 91304. ALJANDRO SANTIAGO TORRES, 8561 DE SOTO AVE APT 266 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: 11/20/2019 Signed: ALEJANDRO SANTIAGO TORRES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/26/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,925

FICTITIOUS BUSINESS NAME STATEMENT: 2019308802. The following person(s) is/are doing business as: WILD BEAUTY, 5747 LAUREL CANYON BLVD APT 27 VALLEY VILLAGE CA 91607. EKATERINA A KUDESOVA, 5747 LAUREL CANYON BLVD APT 27 VALLEY VILLAGE CA 91607. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/20/2019 Signed: EKATERINA A KUDESOVA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/26/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,926

FICTITIOUS BUSINESS NAME STATEMENT: 2019293288. The following person(s) is/are doing business as: ADVANCED WELLNESS INNOVATION, 2312 W VICTORY BLVD #201, BURBANK CA 91506. ABIGAIL ABOTIZ INC, 2312 W VICTORY BLVD #201 BURBANK CA 91506. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAVS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk

of Los Angeles County on: 11/6/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,927

FICTITIOUS BUSINESS NAME STATEMENT: 2019294695. The following person(s) is/are doing business as: ENRIQUE GUZMAN ARTISTIC PHOTOGRAPHY, 5261 1/4 ELIZABETH ST, CUDAHY, CA 90201. ENRIQUE GUZMAN LOZA, 5261 1/4 ELIZABETH ST CUDAHY CA 90201. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ENRIQUE GUZMAN LOZA. 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: 11/7/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,928

FICTITIOUS BUSINESS NAME STATEMENT: 2019295067. The following person(s) is/are doing business as: SEVEN SEVEN MEDIA, SEVEN SEVEN SOUND, SOUND PUNK MEDIA, 3748 DURFEE AVE, PICO RIVERA, CA 90660. JIMMY M MARTINEZ, 3748 DURFEE AVE PICO RIVERA, CA 90660. ALEXANDER BAGANI, 10610 COLTON RD, DRIVE RANCHO CUCAMONCA CA 91730. The business is conducted by a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/19. Signed JIMMY M. MARTINEZ. 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: 11/8/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,929

FICTITIOUS BUSINESS NAME STATEMENT: 2019299037. The following person(s) is/are doing business as: OUTREACH INTERNATIONAL, 12815 COYOTE LANE, NORWALK, CA 90650. MOHAMMAD MAHBUBUR RAHMAN, 12815 COYOTE LANE NORWALK CA 90650. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MOHAMMAD MAHBUBUR RAHMAN. 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: 11/14/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,930

FICTITIOUS BUSINESS NAME STATEMENT: 2019300586. The following person(s) is/are doing business as: AW ATHLETIC WEAR, 16752 CALLE DE MARISA, PACIFIC PALISADES, CA 90272. ALICE WILSON, 16752 CALLE DE MARISA PACIFIC PALISADES CA 90272. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALICE WILSON. 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: 11/15/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,931

FICTITIOUS BUSINESS NAME STATEMENT: 2019303576. The following person(s) is/are doing business as: ON TILT PINBALL, 7128 VAN NUYS BLVD VAN NUYS, CA 91405. DCSN INC, 7128 VAN NUYS BLVD VAN NUYS CA 91405. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIZABETH FAJARDO LOMELI. 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: 11/19/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,932

12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 NIN 45824

FICTITIOUS BUSINESS NAME STATEMENT: 2019304043. The following person(s) is/are doing business as: BALL LOON GODDESS, 4626 CARDWELL ST, INYARD, CA 90232. TANIA HENDERSON, 4626 CARDWELL ST INYARD CA 90232. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 05/19. Signed TANIA MARIE HENDERSON. 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: 11/20/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,927

FICTITIOUS BUSINESS NAME STATEMENT: 2019304056. The following person(s) is/are doing business as: HIMALAYAN ENTERPRISE, 18406 ARLINE AVE, ARTESIA, CA 90701. SOM BAHADUR MAGAR, 18406 ARLINE AVE ARTESIA CA 90701. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SOM BAHADUR MAGAR. 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: 11/20/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 TBS 3,928

FICTITIOUS BUSINESS NAME STATEMENT: 2019306301. The following person(s) is/are doing business as: LANGDON MGMT, 9777 WILSHIRE BLVD #811, BEVERLY HILLS, CA 90212. ADAM DANESHGAR, 9777 WILSHIRE BLVD #811 BEVERLY HILLS CA 90212. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/15. Signed ADAM DANESHGAR. 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: 11/22/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 NIN 45833

FICTITIOUS BUSINESS NAME STATEMENT: 2019309841. The following person(s) is/are doing business as: NU CONNECT, NU CONNECT GROUP, 800 WILSHIRE BLVD, 2ND FLOOR, LOS ANGELES, CA 90017. NU CONNECT GROUP LLC, 5440 CRENSHAW BLVD, UNIT 201, LOS ANGELES, CA 90008. 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 09/18. Signed RENE PINEDA. 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: 11/27/2019. 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: 12/5/2019, 12/12/2019, 12/19/2019, 12/26/2019 NIN 45840

Brent Lincoln Pinchem  
819 E Claude St  
Carson, CA 90746  
Case Number: 19CMCP00201  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Courthouse  
200 W Compton Bl  
Compton, CA 90221  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Brent Lincoln Pinchem  
TO ALL INTERESTED PERSONS  
Petitioner: Brent Lincoln Pinchem  
Present name: Brent Lincoln Pinchem  
Proposed name: Ashamad Latise Pinchem  
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.  
NOTICE OF HEARING  
Date: 2/4/20 Time: 830a Dept: A Rm: 904





Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELISEO GOMEZ GONZALEZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/2/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45845

FICTITIOUS BUSINESS NAME STATEMENT: 2019313791  
The following person(s) is/are doing business as: TOFU KING, 1814 E COLIMA ROAD S2, ROWLAND HEIGHTS, CA 91748. TAKO YNC INC, 18414 E COLIMA ROAD S2 ROWLAND HEIGHTS CA 91748. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CHRISTINE CHANG. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/4/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45862

FICTITIOUS BUSINESS NAME STATEMENT: 2019316516  
The following person(s) is/are doing business as: SJC EXCAVATION & GRADING, 1409 WEST 130TH ST., COMPTON, CA 90222. RODRIGO CRUZ, 1409 WEST 130TH ST. COMPTON CA 90222. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/19/2019. Signed RODRIGO CRUZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/9/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45858

FICTITIOUS BUSINESS NAME STATEMENT: 2019318423  
The following person(s) is/are doing business as: MS SLIM, 9055 LAS TUNAS DR STE 110, TEMPLE CITY, CA 91780. NEW ENVY SKIN AESTHETICS INC., 9055 LAS TUNAS DR STE 110 TEMPLE CITY CA 91780. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAVS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/10/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45866

FICTITIOUS BUSINESS NAME STATEMENT: 2019319027  
The following person(s) is/are doing business as: JO INTERPRETATION SERVICES, 2415 OCEAN VIEW AVE, LOS ANGELES, CA 90057. PO BOX 741854 LOS ANGELES CA 90004 NICOLE JO, 2415 OCEAN VIEW AVE LOS ANGELES CA 90057. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NICOLE JO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45870

FICTITIOUS BUSINESS NAME STATEMENT: 2019319164  
The following person(s) is/are doing business as: THE SMOKING PISTOL, SMOKING PISTOL COMPANY, 10838 FALLON AVENUE, SANTA FE SPRINGS, CA 90670. ARCHI DUENAS, 10838 FALLON AVENUE SANTA FE SPRINGS CA 90670. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ARCHI DUENAS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45869

FICTITIOUS BUSINESS NAME STATEMENT: 2019320233  
The following person(s) is/are doing business as: SAUDE'S PROPERTIES, 12390 CHARLWOOD ST, CERRITOS, CA 90703. NELSON SAUDE, 12390 CHARLWOOD ST CERRITOS CA 90703. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NELSON SAUDE. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on:

12/12/2019. 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: 12/19/2019, 12/26/2019, 1/2/2020, 1/9/2020 NIN 45872

Sunaz Rastegarpanah and Alexander Dorian McAtee  
505 N Juanita Ave #D  
Redondo Beach, CA 90277  
Case Number: 19TRCP00377  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Torrance Courthouse  
825 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Lily Iman Panah by Guardian Ad Litem Alexander D. McAtee and Sunaz Rastegarpanah  
TO ALL INTERESTED PERSONS  
Petitioner: Lily Iman Panah  
Present name: Lily Iman Panah  
Proposed name: Lily Iman Panah  
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.  
NOTICE OF HEARING  
Date: 3/20/20 Time: 830a Dept: B Rm: 340  
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: 12/13/19 Signed: Deirdre Hill, Judge of the Superior Court  
Published: 12/26/19, 1/2/20, 1/9/20, 1/16/20 272

FICTITIOUS BUSINESS NAME STATEMENT: 2019320360 The following person(s) is/are doing business as: REVOLUTION RECORDS; KEVREW; KEVREW MUSIC. 8722 Burton Way #402. Los Angeles, CA 90048. S.T.E.A.M SERVICES LLC. 8722 Burton Way #402. Los Angeles, CA 90048. 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: 1/2019. Signed: Kevin Lawrence, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/12/19. 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: 12/26/19, 1/2/20, 1/9/20, 1/16/20 273

Jeremiah Xavier O'Neal  
4224 Alvara St  
Lynwood, CA 90262  
Case Number: 19CMCP00208  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Jeremiah Xavier O'Neal  
TO ALL INTERESTED PERSONS  
Petitioner: Jeremiah Xavier O'Neal  
Present name: Jeremiah Xavier O'Neal  
Proposed name: Abdul Akbar Islam  
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.  
NOTICE OF HEARING  
Date: 2/18/20 Time: 830a Dept: A Rm: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/16/19 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 12/26/19, 1/2/20, 1/9/20, 1/16/20 274

Jerome Allen Smith  
20102 Priceton Ave  
Carson, CA 90746  
Case Number: 19CMCP00211  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Jerome Allen Smith  
TO ALL INTERESTED PERSONS  
Petitioner: Jerome Allen Smith  
Present name: Jerome Allen Smith  
Proposed name: Jerome Allen Jordan Sr.  
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.  
NOTICE OF HEARING  
Date: 2/20/20 Time: 830a Dept: A Rm: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/19/19 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 12/26/19, 1/2/20, 1/9/20, 1/16/20 275

FICTITIOUS BUSINESS NAME STATEMENT: 2019320781 The following person(s) is/are doing business as: ARIXA; ARIXA CAPITAL; AF3 construction; arixadc fund; arixafund; ip; ARIXA ADC FUND LP; arixacapital; arixafund; arixafund ii; arixafund iii; arixafund iii; ip; arixamanagement; crosswind; crosswind capital; crosswind capital, inc; crosswind financlat; crosswind venture; crosswind venture fund; crosswind venture fund; ip; arix enhanced income fund; arix property income fund; arix secured income fund; crosswind venture fund ii; crosswind venture fund ii, lp. 10960 Wilshire Bl #1050. Los Angeles, CA 90024. ARIXA CAPITAL CORPORATION. 10960 Wilshire Bl #1050. Los Angeles, CA 90024. 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: Jan Brzeski, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/19/19. 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: 12/19/19, 12/26/2019, 1/2/20, 1/9/20, 1/16/20 276

Ashley Marie Sourbrine  
15128 Gundry Ave #9  
Paramount, CA 90723  
Case Number: 19CMCP002905  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Ashley Marie Sourbrine  
TO ALL INTERESTED PERSONS  
Petitioner: Ashley Marie Sourbrine  
Present name: Ashley Marie Sourbrine  
Proposed name: Talia Love Martinez  
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.  
NOTICE OF HEARING  
Date: 2/11/20 Time: 830a Dept: A Rm: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/11/19 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 12/26/19, 1/2/20, 1/9/20, 1/16/20 277

Ashley Marie Sourbrine  
15128 Gundry Ave #9  
Paramount, CA 90723  
Case Number: 19CMCP002904  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
Compton Court  
200 W Compton Bl  
Compton, CA 90220  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Ishmael Angelo Sourbrine by his mother Ashley Marie Sourbrine  
TO ALL INTERESTED PERSONS  
Petitioner: Ishmael Angelo Sourbrine by his mother Ashley Marie Sourbrine  
Present name: Ishmael Angelo Sourbrine  
Proposed name: Ismael Joy Martinez  
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.  
NOTICE OF HEARING  
Date: 2/11/20 Time: 830a Dept: A Rm: 904  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/10/19 Signed: Maurice A. Leiter, Judge of the Superior Court  
Published: 12/26/19, 1/2/20, 1/9/20, 1/16/20 278

FICTITIOUS BUSINESS NAME STATEMENT: 2019314694. The following person(s) is/are doing business as: UBER CUTS; UBER SALON; STYLISH CUTS; UPSTYLISH; UPSTYLISH CUTS. 17028 DEVONSHIRE STREET NORTHBRIDGE CA 91325. UPSTYLISH, INC. 17028 DEVONSHIRE STREET NORTHBRIDGE CA 91325. 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: SAI CHARAN KUSUMA, VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/05/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,977

FICTITIOUS BUSINESS NAME STATEMENT: 20193203906. The following person(s) is/are doing business as: WAYAL HEALTH SCIENCES USA INC. 18635 GALE AVE CITY OF INDUSTRY CA 91748. ANDORRA LIFE, LLC. 18635 GALE AVE CITY OF INDUSTRY CA 91748. 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: YAN SUN, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2019. 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: 12/19/2019, 12/26/2019, 1/02/2020, 1/09/2020 TBS 3,978

FICTITIOUS BUSINESS NAME STATEMENT: 2019324134. The following person(s) is/are doing business as: SUMMERBREEZE REHABILITATION. 3705 W PICO BLVD LOS ANGELES CA 90019. SUMMER MONEAL BEACHER. 4043 DON TOMASO DR S LOS ANGELES CA 90008. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2005 Signed: SUMMER MONEAL BEACHER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,979

FICTITIOUS BUSINESS NAME STATEMENT: 2019324118. The following person(s) is/are doing business as: NEW DAY INVESTMENTS; NEW DAY.11426 VENTURA BLVD 3RD FLOOR STUDIO CITY CA 91604. ANDREY GENNADYEVICH VYUGOV. 11426 VENTURA BLVD 3RD FLOOR 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: ANDREY GENNADYEVICH VYUGOV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,980

FICTITIOUS BUSINESS NAME STATEMENT: 2019321201. The following person(s) is/are doing business as: SERVITODO LATINO INSURANCE SOLUTIONS. 2001 E. 1ST STREET LOS ANGELES CA 90033. CHRISTOPHER ZEPEDA. 2001 E. 1ST STREET LOS ANGELES CA 90033. 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 ZEPEDA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/13/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,981

FICTITIOUS BUSINESS NAME STATEMENT: 2019323454. The following person(s) is/are doing business as: HIGH CREDIT LIFE. 141 S HUDSON AVE UNIT 102 PASADENA CA 91101. JVL DYNAMIC VENTURES LLC. 141 S HUDSON AVE UNIT 102 PASADENA CA 91101. 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: 12/2019 Signed: JONATHAN LEE, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 12/17/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,982

FICTITIOUS BUSINESS NAME STATEMENT: 2019327362. The following person(s) is/are doing business as: CLIENT360 PROPERTY MANAGEMENT. 1700 W MAGNOLIA BLVD. BURBANK CA 91506. CLIENT360. 1700 W MAGNOLIA BLVD SUITE 200 BURBANK CA 91506. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2019 Signed: DAVID KAZARIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,983

FICTITIOUS BUSINESS NAME STATEMENT: 2019322529. The following person(s) is/are doing business as: THOMAS WYNS PLUMBING. 7458 LEWA AVE WEST HILLS CA 91307. THOMAS WYNS. 7458 LEWA AVE WEST HILLS CA 91307. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: THOMAS WYNS, OWNER.

**Next stop: more subway.**

**PURPLE LINE EXTENSION TRANSIT PROJECT**  
Section 2 – Beverly Hills Update

**Season's Greetings**  
Enjoy the holiday festivities in the City of Beverly Hills this season. Construction in the streets and within the public right-of-way for the Wilshire/Rodeo Station is taking a break through New Year's Day.

**Starting in 2020**  
Piling activities to create the supports for the Wilshire/Rodeo Station box will continue after New Year's Day. Work will take place behind K-rail on the north side of Wilshire Bl between Crescent Dr and Beverly Dr.

\*Construction is dynamic and is subject to change.

**CONTACT US**  
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This statement is filed with the County Clerk of Los Angeles County on: 12/16/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,984

FICTITIOUS BUSINESS NAME STATEMENT: 2019324717. The following person(s) is/are doing business as: NEXT LEVEL PROPERTY SERVICES. 10121 COLLETT AVE NORTH HILLS CA 91343. RATCHANIDA KOMENKUL. 10121 COLLETT 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: 12/2019 Signed: RATCHANIDA KOMENKUL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2019. 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: 12/26/2019, 1/02/2020, 1/09/2020, 1/16/2020 TBS 3,985

FICTITIOUS BUSINESS NAME STATEMENT: 20193111082. The following person(s) is/are doing business as: OPTIONS FOR RECOVERY. 1124 W. CARSON STREET, TORRANCE, CA 90502. LUNDQUIST INSTITUTE FOR BIOMEDICAL INNOVATION, 1124 W. CARSON STREET TORRANCE CA 90502. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 07/19. Signed ALEXANDER KRAMER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/2/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45842

FICTITIOUS BUSINESS NAME STATEMENT: 2019316634. The following person(s) is/are doing business as: SLHP WIC, SOUTH LA HEALTH PROJECTS, 1124 W. CARSON ST, TORRANCE, CA 90502. LUNDQUIST INSTITUTE FOR BIOMEDICAL INNOVATION, 1124 W. CARSON ST TORRANCE CA 90502. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALEXANDER KRAMER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/9/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45857

FICTITIOUS BUSINESS NAME STATEMENT: 2019318276. The following person(s) is/are doing business as: MS SLIM, 17460 COLIMA RD, ROWLAND HEIGHTS, CA 91748. NEW ENVY SKIN AESTHETICS INC, 17460 COLIMA RD ROWLAND HEIGHTS CA 91748. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAVS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/10/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45863

FICTITIOUS BUSINESS NAME STATEMENT: 2019318776. The following person(s) is/are doing business as: EDWIN DOES TAXES HP 6111 PACIFIC BLVD HP HUNTINGTON PARK, CA 90255. BARAHONA ENTERPRISES INC, 12950 PAR-AMOUNT BLVD DOWNEY CA 90242. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed EDWIN BARAHONA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45876

FICTITIOUS BUSINESS NAME STATEMENT: 2019324791. The following person(s) is/are doing business as: LBM COMPANY, 4338 RAINIER WAY APT D, OCEANSIDE, CA 92058. YUEYUE LI, 4338 RAINIER WAY APT D OCEANSIDE CA 92058. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in 12/19. Signed YUEYUE LI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45892

FICTITIOUS BUSINESS NAME STATEMENT: 2019324793. The following person(s) is/are doing business as: LOVELY HOME CLEANING SERVICE, 508 N. HUNTINGTON AVE., MONTEREY PARK, CA 91754. AJUN ZHOU, 508 N. HUNTINGTON AVE. MONTEREY PARK CA 91754. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed AJUN ZHOU. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45893

FICTITIOUS BUSINESS NAME STATEMENT: 2019324797. The following person(s) is/are doing business as: LALA EXPRESS COMPANY, 515 POM- ELO AVE #A, MONTEREY PARK, CA 91755. YULING LIAO, 515 POM- ELO AVE #A MON- TEREY PARK CA 91755. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed YULING LIAO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45894

FICTITIOUS BUSINESS NAME STATEMENT: 2019325584. The following person(s) is/are doing business as: G FORCE FITNESS, 6914 MOUNTAIN VIEW AVE, HUNTINGTON PARK, CA 90255. MICELLA M. GUERRERO, 6914 MOUNTAIN VIEW AVE HUNTINGTON PARK CA 90255. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MICELLA M GUERRERO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45897

FICTITIOUS BUSINESS NAME STATEMENT: 2019326060. The following person(s) is/are doing business as: BODINE BUSINESS, 15539 WOODRUFF AVE #17, BELLFLOWER, CA 90706. DEANDRE BROWN, 15539 WOODRUFF AVE #17 BELLFLOWER CA 90706. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DEANDRE BROWN. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45897

FICTITIOUS BUSINESS NAME STATEMENT: 2019326062. The following person(s) is/are doing business as: BODINE BUSINESS, 15539 WOODRUFF AVE #17, BELLFLOWER, CA 90706. DEANDRE BROWN, 15539 WOODRUFF AVE #17 BELLFLOWER CA 90706. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DEANDRE BROWN. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2019. 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: 12/26/2019, 1/2/2020, 1/9/2020, 1/16/2020 NIN 45897

FILE NO. 2019 310420  
FILED: NOV 27 2019  
STATEMENT OF ABANDONMENT OF  
USE OF FICTITIOUS BUSINESS NAME  
FILE NO. 2018296870  
DATE FILED: NOVEMBER 28, 2018  
Name of Business(es): PITA WRAP, 630 W 6TH

ST. UNIT 110B, LOS ANGELES, CA 90017  
REGISTERED OWNER(S): 1.) ASAAD S. ALOMAIRY, 7571 FRANKLIN ST. APT. 22 BUENA PARK CA 90621; 2.) YEIME VALDEZ CERVANTES, 7571 FRANKLIN ST APT 222 BUENA PARK CA 90621  
Business was conducted by: A MARRIED COUPLE

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.)

/s/ ASAAD S. ALOMAIRY, OWNER  
This statement was filed the County Clerk of LOS ANGELES County on NOV 27 2019.  
LA2417164 BEVERLY HILLS WEEKLY 12/5,12,29,26 2019

FILE NO. 2019 310398  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DO- ING BUSINESS AS: PITA WRAP, 630 W. 6TH ST. LOS ANGELES CA 90017 county of: LA COUNTY.

AI #ON: 3466796  
Registered Owner(s): FALAFEL, INC, 131 INDUSTRIAL RD. #16 BELMONT CA 94002 [DE]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ FALAFEL, INC BY: ZAID AYOUB, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on NOV 27 2019 expires on NOV 27 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2417173 BEVERLY HILLS WEEKLY 12/5,12,29,26 2019

FILE NO. 2019 310400  
FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DO- ING BUSINESS AS: NEW JONGGAJIP, 3524 W. 8TH ST. LOS ANGELES CA 90005 county of: LA COUNTY.

AI #ON:  
Registered Owner(s): BOB CHONG, 3524 W. 8TH ST. LOS ANGELES CA 90005. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ BOB CHONG, OWNER  
This statement was filed with the County Clerk of LOS ANGELES County on NOV 27 2019 expires on NOV 27 2024.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2416374 BEVERLY HILLS WEEKLY

12/5,12,19,26 2019

**NOTICE OF TRUSTEE'S SALE TS No. CA-17-779001-CL Order No.: 170321979-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/27/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor (s): IRAJ NOURI AND FARIDEH M. NOURI, OR THEIR SUCCESSOR IN TRUST, TRUSTEES OF THE NOURI REVOCABLE FAMILY TRUST DATED MAY 7, 2003 Recorded: 11/18/2003 as Instrument No. 03 3486420 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/2/2020 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$288,929.21 The purported property address is: 508 N ELM DR, BEVERLY HILLS, CA 90210-3419 Assessor's Parcel No.: 4341-016-004 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. LOT 5 IN BLOCK 94 OF BEVERLY HILLS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE(S) 57 TO 60 INCLUSIVE 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 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-17-779001-CL. 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. The undersigned Trustee disclaims

any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-17-779001-CL IDSPub #0158783 12/12/2019 12/19/2019 12/26/2019**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MYLES LOWELL**  
Case No. 19STPB11515

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

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

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

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

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

A HEARING on the petition will be held on January 14, 2020 at 8:30 AM in Dept. No. 4 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:**  
**M. NEIL SOLARZ ESQ**  
**SNB 78259**  
**WEINSTOCK MANION ALC**  
1875 CENTURY PARK EAST  
STE 2000  
LOS ANGELES CA 90067-2516  
CN966652 LOWELL Dec 26, 2019, Jan 2, 9, 2020

FILE NO. 2019 324818

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: STAR EXPRESS CAR WASH, 9130 ROSECRANS AVENUE BELLFLOWER, CA 90706; MAILING ADDRESS: 905 W. BUNKERHILL AVENUE, MONTEBELLO, CA 90640 county of: LA COUNTY.  
AI #ON:  
Registered Owner(s): ROSECRANS EXPRESS CAR WASH, LLC [CA], 905 W. BUNKER HILL AVE, MONTELO, CA 90640. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
/s/ ROSECRANS EXPRESS CAR WASH, LLC, BY: YOUNG HEE PARK, MANAGER  
This statement was filed with the County Clerk of LOS ANGELES County on DEC 18 2019 expires on DEC 18 2024.  
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
LA2431798 BEVERLY HILLS WEEKLY 12/26 2019 & 1/2,9,16 2020

#### Public Notice of Unclaimed Funds Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City's possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City's possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on February 25, 2020 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below.

Any claim for these unclaimed funds must be received by the City **no later than 5:30 pm on February 24, 2020**. Claims should be filed with the City of Beverly Hills, Accounting Division, ATTN: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be obtained from the Accounting Division or on the City's website at: <http://www.beverlyhills.org/unclaimedfunds>. Proof of identity will be required.

ASTM 129.00, Abraham Belai 86.38, Abraham Belai 20.80, Adam Asherson 23.90, Affirmed Medical Services 384.68, Afsameh Hakim 27.50, Alan Koplun 38.00, Alec Traub 21.67, Alex Vinnitsky 120.58, Alice Malouf 31.85, Alva or Julie Wade 38.00, Amadeus Restaurant 291.20, Ameritemp 309.45, Andrea Arms 75.36, Andrew & Lisa Lee 223.70, Angela Bruzese 104.98, Anokye Creighton 23.72, Antoinette Jaccard 30.00, April Anthony 46.13, Arai Corp of America Inc 27.76, Arlen Alexander 141.62, Arlen Alexander 42.26, Artashes Tokmadjian 68.00, Arthur Pierson or Rena Kramer 38.00, Ary Lima 33.60, Bahadur or Ron Eghbali 38.00, Barbara Dozier 60.00, Barbara or James Kirk 38.00, Baron Chantal C or Sheffield LSG 38.00, Baruch Levy 38.00, Beate Aschoff 38.00, Bernadine Garcia 28.00, Beth Martin-Lichter 312.99, Beth Sternlieb 23.00, Beverly Stationers Inc 239.74, Bill Blankenship 285.63, Bill Ramsey 60.00, Bobbi Zifkin 150.00, Bobby Moussazadeh 35.00, Bobwell Productions 72.97, Bongiorno 25.00, Brad H. Dorsey 38.00, Bronislava Kaganovich 20.00, Brooke Walkow 41.06, Brynna Gauer 24.60, Bud T Porter 51.31, CAFI 30.00, Café Roma 40.00, Cal Chiefs Communications 25.00, Cameron J Moulene 16.00, Carlos Lens 28.00, Carol Sauvion 60.00, Catharine Schatz 225.79, Cecil McNab 26.95, Ceres

Bainbridge 45.00, Cereza A Marks 23.72, Cesareo Bernardo 38.00, Charan Levitan 450.00, Chonique L Sneed 15.98, Christine Nye 17.50, Christopher D. Brooke 38.00, Clay Hunt 38.00, D Disalvo or P Young 38.00, D. Remy or Julie Lynn Marple 38.00, Dana Ritter 167.15, Daniel Gamliel 23.68, Daniel Landver 22.90, Daniela London 26.00, Data911 250.00, David Reyes 43.00, David S. or Michelle M. Lamden 38.00, David Safran 79.17, Dean R. Varga 28.00, Deborah Farkas 79.11, Debra Dimairo 45.23, Debroch Clark 23.24, Eugene Franklin 40.00, Denise Rene 60.08, Diana Bryantseva 109.30, Diane Sher 41.72, Diane Sher 24.05, Dog Films 23.36, Dog Training Center of Calif 375.00, Donna Vierling 153.17, Doranea Silva 38.00, Edgar Mendieta 117.30, Edward H Kelly 83.12, Elizabeth Cortez 38.00, Elizabeth Jones 110.72, Elizabeth R Rubin 22.95, Ellen MCGovern 51.50, Erin Grey 21.30, Eugene Tanner 38.00, Evan R Bogart 48.00, Exec Car LSG & Sivan 38.00, F. Kamali or J. Banafsheha 38.00, Fardik Kamali or Jack Banafsheha 23.00, Farid Besharat or Jessica Farrah Anvar 38.00, Farid Pakravan 280.79, Frank Rodd 23.00, Frank Rodd 38.00, Frederic Berner 16.50, Frederic Brandfon 18.95, Gabriele Bailey 51.20, Gabrielle Gonzalez 38.00, George Dritsas 38.00, George Tyne 38.00, Gerardo Flores 23.00, Gordon Goodwin 180.00, GRC Int'l Inc 129.90, Gregory C Wilkinson 51.18, Guiti or Gahador Saviss 28.00, HCA Parnters 300.32, Hani Khalil 261.97, Hanivaty Fnu 21.25, Hary Hartjen 38.00, Hary Hartjen 38.00, Hazel Watts 284.00, Heather Nicksay 25.95, Heather Nicksay 46.00, Helen W Rogaway 71.65, Henry or Kimiko Kiyohara 35.00, Hilliard J. Stuart Inc. 39.65, Hiroto Uehara 28.00, Honey K Amado 18.93, Horn of The Moon Productions 27.50, Ilan Sharone 78.62, Int'l Paging Corp. 60.90, Iraj Eli Raguf 23.00, Irell & Manella 252.00, Irene Kim 23.00, Irene Kim 28.00, Ivan or Shelli Tollman 38.00, Jacques Fiorentino 38.00, Jakie Zarabian 77.50, Janine M Sherman 31.90, Jay or Lisa Stolper 38.00, Jeanette Agaronoff 38.00, Jeanette Heimberg 32.99, Jeff Cadarid 22.50, Jeff N. Davis 256.31, Jeff Sebens 38.00, Jeffery Eastman 20.87, Jenny Shechet 120.00, Jerry Black li 228.78, Joann Alvarez 38.00, John Baylor 28.00, John Burnham Josselyn or Andrew Hunt 38.00, John Crawford 65.00, John Harding C/O BD Management 25.00, John Jewels Eubanks 38.00, John Lennertz 100.00, John or Donomy Snodgrass 38.00, John or Lucille Magana 65.00, Johnson Jodi or Cherun Jeff 38.00, Jonas Livingstone 38.00, Jonathan Calmus 24.26, Josmar Ricardo Santo Filho 28.00, Juan David De Jesus 100.90, Judith Hollombe 23.00, Julio or Berta Gomez 38.00, Karl or Wei Chau Lin 38.00, Katherine or Emilio Fontana 38.00, Kathy Erdelyi 191.60, Katri P Tontti 27.15, Kena Chin 46.17, Kimberly or Peggy or Thomas Justice 38.00, Klary Strempele 52.18, Kyoko Ishikawa 82.50, LA Cellular 44.79, Lacoya Newsome 77.50, Laface 35.00, Lahn Kim 38.00, Lajos Koltai 129.24, Lbia M Seamon 24.95, Leslie C Beckwith 100.00, Lillian Mackey 72.81, Linda Best 23.00, Linday Gegenberg 61.93, London/Weekend Television 127.66, Long or Pauline W. Ellis 23.00, Long or Pauline W. Ellis 38.00, Luis Gascon 75.00, Lurene or Kelley Brooks 38.00, Majid Makhsoos 35.00, Marc Riffon 38.00, Margaret Penney 16.92, Margit Gordon 51.07, Maria Cardoza 38.52, Maria Miramontes 422.70, Mark Carapezza 25.97, Mark or Agnes Gugan 25.00, Mark Randall Macur 38.00, Mark Randall Macur 38.00, Martin M. Schapira or Roberto Gorosticta 38.00, Mary T Kennedy 25.95, Mathew B. Herrell 38.00, Matthew L Sultan 81.41, Mc Service Co or Gonterman 38.00, Mehrshid Issari 45.49, Melissa Kenin 38.00, Melvin Rubio 31.10, Mercedes Limousine Svc or Hassani Mounir 33.00, Michael Faez 38.00, Michael Geszel 21.00, Michael M Gerardi 188.00, Michael or Valerie Collins or Valerie Kwan 38.00, Michael Thompson Books 297.00, Michael's Art Store 117.10, Michele or John Scott Ciganko 38.00, Mikhail or Maya Krotin 38.00, Mikhail or Maya Krotin 38.00, Mildred Simon 80.00, Mildred Simon 120.00, Minassie Yimer 134.55, Mirian Mori 20.00, Moise or Layla Arastoozad 38.00, Moijan Benyamin 71.70, Naima Nemanim 83.59, Nat'l Guardian 124.35, Neely S Margo 30.16, Nikolay Vishmid or Leslie Naor Biringher 38.00, Norma Tarrow or Howard Irving 38.00, OCTOA 90.00, OCTOA 75.00, Oleg Fur 32.00, Olson Farms Inc 56.00, Oscar Alvarado 139.97, Pacific Rim Transport Inc. 97.00, Pamela Azar 38.00, Paperdirect Inc. 122.75, Patricia Graham 26.40, Patricia Vicari 23.00, Paul or Margarette Laffitte 23.00, Peggy J Dewey 33.00, Pellec Chaim 38.00, Peter Steinberg 66.00, Peter Wolff 100.00, Phyllis Poplawski 91.00, Propaganda

Films 233.61, PSSI 88.25, Quenton Segal or J. Nelstein 38.00, R & R 81.19, Rafael Esparza Ruiz 33.00, Rafail Golberg 20.00, Ramesh Akhtarzad 37.50, Randy Beard 33.00, Rani N Gowrinathan 23.10, Richard Contreras 29.67, Richard F Smith 40.56, Richard F Smith 41.56, Richard Franklin 129.43, Richard W. Williams 38.00, Robert L. Deming 38.00, Roberta R Soto 93.87, Rochelle Wright or Ron Adams 46.00, Roger Reese 27.00, Rolando Sanchez 38.00, Ronald or Leanna Watts 25.00, Roosa Toivonen or Team Fleet Financing 38.00, Russell Fleming 81.00, Ruth Baker 49.87, Ryan Cooper 247.15, S. Gi Lee or S. Kyn Chang 38.00, Scan-Natoa 25.00, Schoenhof's Foreign Books 75.80, Sean Harrington 183.12, Sean Zantinnab 422.70, Sg Cowen 20.00, Sharon Jean Reed 38.00, Sharon Zurflieh 29.95, Sharon Shokri 30.00, Shelly Chen 70.00, Shred-It Calif Ince 149.85, SLBG Inc 374.97, Southern United Rent A Car 28.00, Stanley Lopez 23.00, Stapleton Development Concrete 75.00, Stephanie Catron 38.00, Steve Martinizzi 25.00, Steven Kamara 235.48, Steven Roberson 20.00, Sullivan & Porter Court Reporters 265.40, Suzanne Joelson 20.00, Svetlana Weber 63.00, Swami Atma 24.00, Swana 325.00, Sylvia Epstein & Gayle Levin 395.03, Tajgardoun Fereydoun or Ora Hakimi 38.00, Tanya Youssephzadeh 68.00, Tara Agace 38.00, The Film Makers Alliance 75.04, The Museum of TV & Radio 50.00, The Patina Group LLC 202.29, Thomas Cook Foreign Exchange 21.30, Tim Stolorski 412.00, Timothy or Sondra Maher 38.00, Todd Bradley 55.35, Tony Crittendon 20.00, Tracey L Bengar 41.00, Traci M Bank 15.29, Traffic Signal Assoc. Inc. 80.00, Trudy Rodgers 227.60, TVM Production, Inc 291.39, Twyla C. Williams 86.96, Urisa 20.00, Urisa 20.00, Vic or Melissa Cohen 255.00, Victor K 38.00, Victoria Brown 32.58, Virgin Records America Inc 259.68, Virginia Cohen 38.00, Vogue Magazine 159.53, Vogue Magazine 159.53, Warren Roston MD 20.00, Wendy Burnett 39.97, Westside Urban Forum 60.00, Westside Urban Forum 30.00, William Fields 190.61, William Lucas 279.46, Witt-Thomas Productions 185.18, Yaakov Wickzyk 38.00, Yonathan Araya 142.46.

#### ORDINANCE NO. 19-O-2794

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING CHAPTER 6 (SHARED MOBILITY DEVICES) OF TITLE 7 (TRAFFIC, PARKING, AND PUBLIC TRANSPORTATION) OF THE BEVERLY HILLS MUNICIPAL CODE TO READOPT THE PROHIBITION ON SHARED MOBILITY DEVICES BEING PLACED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OPERATED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OR OFFERED FOR USE ANYWHERE IN THE CITY

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY DOES ORDAIN AS FOLLOWS:

**Section 1.** On July 24, 2018, the City Council enacted an urgency ordinance prohibiting for six months shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City. On December 18, 2018, the City Council enacted an ordinance extending the prohibition for an additional twelve months. It was necessary to extend the prohibition in order to address the serious safety hazards posed by the proliferation of unregulated shared mobility devices being illegally operated on the sidewalk and abandoned haphazardly on public and private property. The twelve-month sunset provision was included to allow the City to explore the feasibility of an alternative regulatory scheme or pilot project involving shared mobility devices. The City remains open to this possibility. However, there has been no change in the shared mobility device landscape that would suggest that the problems the initial ordinance addressed would not resurface if the prohibition were to expire in January 2020, and there is no pilot project yet in place. The City therefore intends to extend the prohibition for an additional twelve months.

**Section 2.** This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The adoption and implementation of the Ordinance would extend by 12 months the current prohibition on shared mobility devices being placed in the public right-of-way or on public property, operated in the public right-of-way or on pub-

lic property, or offered for use anywhere in the City. The Ordinance is exempt from the requirements of CEQA because it does not qualify as a project under CEQA and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that continuing its current policy of prohibiting shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City will have a significant effect on the environment. The Ordinance is additionally exempt from CEQA pursuant to CEQA Guidelines Section 15301(c), as it involves no expansion of the use of existing facilities, a category that includes streets and sidewalks.

**Section 3.** The City Council of the City of Beverly Hills hereby readopts the prohibition on shared mobility devices found in Chapter 6 (Shared Mobility Devices) of Title 7 (Traffic, Parking, and Public Transportation) and amends Section 7-6-5 to read as follows:

#### 7-6-5 Sunset Provision.

This chapter shall remain in effect until January 10, 2021, at which time it shall become ineffective unless the City Council acts to extend it.

**Section 4. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 5. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 6. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

**Section 7. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: December 10, 2019  
Effective: January 10, 2020

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

VOTE:  
AYES: Councilmembers Wunderlich, Gold, Bosse and Vice Mayor Friedman  
NOES: Mayor Mirisch  
CARRIED

#### ORDINANCE NO. 19-O-2795

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO CLARIFY OR ADD LANGUAGE RELATED TO CHIMNEY HEIGHT, CONDITIONAL USE PERMIT FINDINGS, ELEVATOR LOBBIES, VOID SPACES IN PARKING GARAGES, GUTTERS AND DOWNSPOUTS IN YARD AREAS, DESIGN REVIEW COMMISSION MEETING FREQUENCY, AND TO REMOVE INAPPLICABLE FLOOD ZONE PROVISIONS.

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

**Section 1.** On September 12, 2019, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1896 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to modify language to provide greater clarity in the application of code provisions, and to align code language with current practices (collectively, the "Amendments"). On November 19, 2019,

the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

**Section 2.** This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore the City Council finds that the Amendments are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal LU 3 – Managed Change calls for orderly and well-planned change to the community that provides for the needs of existing and future residents and business, effective and equitable provision of public services, and makes efficient use of land and infrastructure. Amending the zoning code to clarify language and align it with current practices will contribute to creating orderly change to the community by providing clear rules to regulate land use. Additionally, periodic modifications to the code will contribute to the provision of effective public services in that accurate and understandable land use rules will be available for the use in the community. General Plan Policy LU 16.11 – Community Engagement encourages engaging all segments of the community in planning decisions. It calls for the maintenance and enhancement of the public involvement process to assure transparency and enable the public to be well-informed. Amending the code periodically to address inconsistencies and to align the code with current City practice ensures that the code is legible and accurate, which enhances the ability of the public to understand regulations that govern development projects.

**Section 4.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection “A.2.” of the term “Height of Building” for Nonresidential Zones to read as follows, with all other definitions in the section remaining unchanged:

“2. On buildings with a sloped roof, chimneys extending a maximum of three feet (3’) higher than any portion of the building within a horizontal distance of ten feet (10’) from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3’) above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4’) on any side.”

**Section 5.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection “B.2.” of the term “Height of Building” for Multiple-Family Residential Zones to read as follows, with all other definitions in the section remaining unchanged:

“2. On buildings with a sloped roof, chimneys extending a maximum of three feet (3’) higher than any portion of the building within a horizontal distance of ten feet (10’) from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3’) above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4’) on any side.”

**Section 6.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection “C.1.” of the term “Height of Building” for Single-Family Residential Zones in the Central Area of the City to read as follows, with all other definitions in the section remaining unchanged:

“1. The extension of vent pipes to the extent permitted by title 9 of this Code. On buildings with a sloped roof or sloped roof with ridgeline, chimneys extending a maximum of three feet (3’) higher than any portion of the building within a horizontal distance of ten feet (10’) from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3’) above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four

feet (4’) on any side.”

**Section 7.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection “E.1.” of the term “Height of Building” for Single-Family Residential Zones in the Trousdale Estates Area of the City to read as follows, with all other definitions in the section remaining unchanged:

“1. The extension of vent pipes to the extent permitted by title 9 of this Code. On buildings with a sloped roof, chimneys extending a maximum of three feet (3’) higher than any portion of the building within a horizontal distance of ten feet (10’) from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3’) above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4’) on any side.”

**Section 8.** The City Council hereby amends Section 10-3-3800 of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“10-3-3800: AUTHORIZED; REQUIRED FINDINGS:

A. Procedure. Pursuant to an application and hearing procedure as provided in article 37 of this chapter for granting a variance, the planning commission may authorize conditional uses as specified in this code if the planning commission makes the required findings set forth in paragraph B. below.

Conditionally permitted uses shall be designated and listed in this code under the zone in which they are permitted. Additionally, a list of all uses which may require a conditional use permit shall be maintained in the office of the department of planning and community development and shall be available to the public free of charge. Noticing shall be completed in accordance with article 2.5 of this chapter and the city’s public notice guidelines.”

B. Required Findings. The reviewing authority shall not issue a Conditional Use Permit unless the reviewing authority finds that the proposed location of any such use will not be detrimental to adjacent property or to the public welfare.

In addition, certain conditionally permitted uses have additional findings set forth in sections 10-3-1207 (Dining in Nonconforming Hotels), 10-3-1236 (Combined Uses), 10-3-1240 (Dining in Nonconforming Hotels), 10-3-1254 (Conditional Use Permits), 10-3-1282 (Permitted Areas), 10-3-1283 (Conditional Use Permit Requirements), 10-3-1604 (Conditionally Permitted Uses), 10-3-1611 (Mini-Shopping Centers), 10-3-1612 (Drive-Up, Drive-In, and Drive-Through Facilities), 10-3-1613 (Vehicle Sales, Service or Fuel Stations), 10-3-1617 (Exercise Clubs and Private Training Centers), 10-3-1618 (Exercise Clubs and Private Training Centers), 10-3-1619 (Nightclubs), 10-3-1620.2 (Cosmetic Spas), 10-3-1655 (Pedestrian-Oriented Areas), 10-3-1702 (Conditionally Permitted Uses), 10-3-1802 (Conditional Uses Permitted), 10-3-2003 (Conditionally Permitted Uses), 10-3-2730.4 (Alternative Parking Facility), 10-3-2733 (Parking in Nonresidential Zones; Location and Shielding of Facilities), 10-3-2862 (Conditional Use Permits Required), 10-3-2866 (Parking Requirements), 10-3-2866.1 (Loading Restrictions), 10-3-2867 (Hotel Access Areas), 10-3-2868 (Regulations and Restrictions Applicable), and 10-3-3800.1 (Convenience Store Conditional Use Permit) of this chapter.”

**Section 9.** The City Council hereby amends subsection “B.” of Section 10-3-1618 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-1618 remaining in effect without amendment:

“B. Notwithstanding the provisions of section 10-3-2730 of this chapter, the planning commission may issue a conditional use permit pursuant to the provisions of article 38 of this chapter to allow up to fifty percent (50%) of the parking facilities of a use that is primarily daytime use to be used to satisfy the parking facilities required by this article for an exercise club or private training center considered to be primarily an early morning and/or nighttime use, provided the latter use has different peak hours of operation than the daytime use, and provided further that all of the following criteria are met:

1. The parking facilities are located on site in an existing building; and
2. The parking facilities have a minimum of five hundred (500) parking spaces; and

3. A parking utilization study prepared by a certified traffic engineer establishes, to the satisfaction of the planning commission, that the parking facilities required by this chapter exceed the demand for parking spaces that will be generated by the proposed use and the other uses in the subject building.”

**Section 10.** The City Council hereby amends subsection “C.” of Section 10-3-1619 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-1619 remaining in effect without amendment:

“C. Conditional Use Permit Findings: The planning commission shall not issue a conditional use permit for a nightclub unless the planning commission makes the following findings in addition to the findings set forth in section 10-3-3800 B. of this chapter:

1. Operation of the nightclub shall not substantially impact upon traffic within its area of the city as defined by the department of planning and community development;

2. Operation of the nightclub will be compatible with uses in the area and will not contribute to a concentration of nightclubs that will adversely affect other uses in the area; and

3. Off site parking, if provided for the nightclub pursuant to section 10-3-2733 of this chapter, shall not create an adverse impact on surrounding uses, parking resources or traffic due to the distance between the parking and the nightclub, the walking route, the affordability of parking or the anticipated propensity of patrons to utilize the off site parking.”

**Section 11.** The City Council hereby amends subsection “A.2.” of the term “Floor Area” for Nonresidential and Multi-Family Residential Zones located in Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other definitions in the section remaining unchanged:

“2. Elevator and escalator shafts and elevator lobbies located in parking areas or on rooftops. The area of each elevator lobby at each floor not located in parking areas or on rooftops shall not exceed one hundred (100) square feet per elevator cab; provided, however, that any elevator lobby area in excess of one hundred (100) square feet per elevator cab shall be considered in determining the total floor area within a building or structure;”

**Section 12.** The City Council hereby amends subsection “C.” of Section 10-3-2408 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2408 remaining in effect without amendment:

“C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards, unless a greater projection is permitted by a Central R-1 permit issued pursuant to article 24.5 of this chapter. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 13.** The City Council hereby amends subsection “B.” of Section 10-3-2409 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2409 remaining in effect without amendment:

“B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 14.** The City Council hereby amends subsection “C.” of Section 10-3-2508 of Article 25 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2508 remaining in effect without amendment:

“C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other

drainage devices not projecting more than six inches (6”) into such yards;”

**Section 15.** The City Council hereby amends subsection “B.” of Section 10-3-2509 of Article 25 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2509 remaining in effect without amendment:

“B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 16.** The City Council hereby amends subsection “C.” of Section 10-3-2609 of Article 26 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2609 remaining in effect without amendment:

“C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 17.** The City Council hereby amends subsection “B.” of Section 10-3-2610 of Article 26 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2610 remaining in effect without amendment:

“B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12”) and projecting not more than eighteen inches (18”) into such yards. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 18.** The City Council hereby amends subsection “B.” of Section 10-3-2810 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2810 remaining in effect without amendment:

“B. Roof eaves projecting no more than twenty inches (20”) into such yard, provided that such eaves have been approved by the architectural commission. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 19.** The City Council hereby amends subsection “B.” of Section 10-3-2811 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2811 remaining in effect without amendment:

“B. Roof eaves projecting no more than four feet (4’) into such yard, provided that such eaves have been approved by the architectural commission. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 20.** The City Council hereby amends Section 10-3-2812 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding subsection “F.”, and modifying subsections “D.” and “E.” to read as follows with all other provisions in Section 10-3-2812 remaining in effect without amendment:

“D. Swimming pools provided no part of such structure exceeds three feet (3’) above the adjacent grade;

E. Garage exhaust vent stacks; and

F. Gutters attached to such eaves may project up to an additional six inches (6”) into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6”) into such yards;”

**Section 21.** The City Council hereby amends subsection “A.4.” of the term “Floor Area” for

Nonresidential and Multi-Family Residential Zones located in Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other definitions in the section remaining unchanged:

"4. Parking spaces below the first floor and access thereto, including void spaces in parking areas below the first floor used exclusively for storage related to operation of the building, including for use by tenants of the building, however, such storage areas that are available for separate rental or use by a third party that is not an occupant of the building shall be included in determining the total floor area within a building or structure. Such void spaces may be enclosed, and shall be exempted for the first two thousand (2,000) square feet on each parking floor or the first five percent (5%) of the floor area of the entire building, whichever is less. After the lesser of either the first two thousand (2,000) square feet on each parking floor or the first five percent (5%) of the floor area of the entire building is exempted, any remaining storage floor area shall be considered in determining the total floor area within a building or structure."

**Section 22.** The City Council hereby amends Section 10-3-4407 of Article 44 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-4407 remaining in effect without amendment:

"10-3-4407: MEETINGS:

The design review commission shall meet at intervals at least once each month on regularly scheduled dates. Additional meetings shall be arranged in order to process applications within the time required by this code. Special meetings shall be called in accordance with the provisions of section 54956 of the Government Code of the state."

**Section 23.** The City Council hereby amends subsection "E." including paragraph E. 1. of Section 10-3-2811 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by striking an outdated reference to read as follows with all other provisions in Section 10-3-2811 remaining in effect without amendment:

"E. Basement garages provided no part of such structure is higher than two feet (2') below the finished level of the adjacent sidewalk and at least two feet (2') of soil depth is provided above the garage for planting purposes;

**Section 24.** The City Council hereby amends subsection "E." of Section 10-3-2850 of Article 28.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by deletion of this subsection, and modifying subsections "F.", "G.", "H.", "I.", and "J." to read as follows with all other provisions in Section 10-3-2850 remaining in effect without amendment:

E. Section 10-3-2813 regarding front yard paving;

F. Section 10-3-2819 to permit residential units above existing garages or carports;

G. Subsection 10-3-1238A regarding setback encroachments;

H. Subsection 10-3-2806E3b regarding the percentage of front facade of the first two (2) stories of a large scale multiple residential development that is required to be built to the front setback line; and

I. Section 10-3-2804 regarding extension of legally nonconforming height."

**Section 25.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 26.** Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 27.** Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after

its passage.

Adopted: December 10, 2019  
Effective: January 10, 2020

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

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

ORDINANCE NO. 19-O-2796

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REQUIREMENTS AND PARKING STANDARDS, AND DECLARING THE URGENCY THEREOF

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

**Section 1.** On November 19, 2019, the City Council discussed ongoing concerns about the effects of existing regulations on the viability of restaurant uses in the commercial districts of the City of Beverly Hills. At this study session, public testimony indicated that the parking requirements for restaurants with bar and dining areas larger than 1,000 square feet, and the in lieu parking eligibility criteria and rates, have acted as barriers to entry for restaurants seeking to locate within the City. In addition, public testimony addressed potential solutions to alleviate the economic burdens associated with the existing regulations affecting restaurant uses. The City Council discussed the identified issues and potential solutions, and concluded that changes to the existing regulations are urgent to preserve the public peace, health, and/or safety of the City. In light of the issues discussed, the intent of the City Council in adopting this urgency Ordinance is to immediately amend the parking regulations and in lieu parking requirements applicable to restaurant uses in the City of Beverly Hills to encourage economic vitality and sustainability, and to remain competitive within the business community, and thereby protect the public peace, health, safety, and welfare.

**Section 2.** This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further, the areas of the City in which restaurants are allowed have average slopes of not more than 20 percent.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. Additionally, General Plan Policy LU 11.4 "Parking in Pedestrian-Oriented Districts" calls for minimizing driveways in pedestrian oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience. In line with this policy, the Amendments will reduce the parking requirements for restaurants and ease some of the existing limitations for participation in the City's in lieu parking program, which will reduce the need for businesses to construct additional parking facilities, in turn reducing the number of new curb cuts in the future. General Plan Goals LU 10 "Economically Vital Districts" and LU 15 "Economic Sustainability" discuss the importance of retaining existing and attracting new businesses that contribute to the economic activity and sustainability of the City. The Amendments to reduce upfront costs and prohibitive requirements for restaurants will help encourage new business opportunities in the City's commercial districts, creating greater

economic synergy with other local businesses and services. General Plan Goal ES 1 "Sustainable Economic Base" recognizes the nexus between a healthy business community and the residential quality of life, which includes high levels of service for residents. Under this goal, Policy ES 1.3 "Tax Base" calls for the identification of opportunities to expand the City's tax base, and Policy ES 1.4 "Retain Existing Industries" and ES 1.5 "Attract New Businesses and Industries" strives to ensure economic sustainability by retaining existing business and attracting new ones to the commercial areas of the City. Consistent with this goal and related policies, the Amendments strive to maintain commercial revenue bases, and to attract new business within existing industries. General Plan Goal ES 3 "Enhanced Commercial Corridors" strives to stimulate business opportunities in commercial areas located outside of the Business Triangle area of the City. In alignment with this goal, the Amendments include changes to parking requirements for eating and bar facilities located outside of the Business Triangle area of the City, which will remove barriers to entry for new restaurants in these areas. General Plan Policy CIR 4.4 "Parking Standards" calls for the evaluation of parking requirements as a greater diversity of transportation options become available, and to promote the use of alternative modes of travel. The Amendments are consistent with this policy, as they will reduce the parking requirements for restaurant uses, and are further consistent with the City's "Complete Streets Plan" vision, which seeks to transition from an automobile-dependent community to a multi-modal transportation network. In addition, the demand for parking on-site may be reduced in the future with the construction of the Metro subway stations within the City, which will connect to the wider regional transit network, and with the increased use of "Transportation Network Company" platforms, which provide rideshares as another transportation option. Furthermore, advancements in automobile design and technology, such as the use of autonomous vehicles, may contribute to reduced demand for parking spaces in the near future.

**Section 4.** The City Council hereby amends Section 10-3-3302 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3302: BULK AND SIZE LIMITS:

Except for restaurant uses, which are not subject to property bulk and size limits, in lieu parking may only be approved for properties that comply with the following bulk and size limits:

A. The site areas shall not exceed sixteen thousand (16,000) square feet in size.

B. The floor area ratio to the ground area of any building constructed on the site shall not exceed two to one (2:1).

C. The height of any building on the site area shall not exceed forty five feet (45') in height, measured as set forth in this chapter.

D. No building on the site area that was constructed after June 17, 1976, shall exceed three (3) stories in height."

**Section 5.** The City Council hereby amends Section 10-3-3307 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3307: REVIEW OF IN LIEU PARKING APPLICATIONS:

Persons desiring to participate in the in lieu parking district established by this article shall submit an application for participation to the director of community development. If the director determines that such application meets the requirements set forth in sections 10-3-3302 through 10-3-3306 of this chapter, then the director shall schedule a hearing on that application before the planning commission, unless the application is solely for a restaurant use, in which case the director shall have the authority to approve the request without conducting a hearing. Noticing of any required hearing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines. Furthermore, if the applicant has concurrently filed other applications which require a hearing before the planning commission, then the hearing regarding the application for participation in the district shall be combined with such other hearing. Similarly, notice of the application for participation in the district shall be combined with the notice of any other application that will be reviewed concurrently by the

planning commission."

**Section 6.** The City Council hereby amends Section 10-3-3310 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3310: IN LIEU FEE AMOUNT:

If the city approves an application for participation in the in lieu parking districts, then the applicant shall pay the fees set forth in this section.

A. New Construction And Reconstruction of Non-Restaurant Uses: For each parking space required due to the addition of floor area or due to reconstruction, the applicant shall pay a twenty five thousand dollar (\$25,000.00) fee if the subject property is located on Rodeo Drive, a twenty thousand dollar (\$20,000.00) fee if the subject property is located on Beverly Drive, and a fifteen thousand dollar (\$15,000.00) fee if the subject property is located elsewhere within the in lieu parking districts. These amounts may be adjusted annually by resolution of the city council.

B. Restaurants, Food Sales, And Service Commercial Activities: Notwithstanding the provisions of subsection A of this section, and subject to the restrictions set forth in this subsection, the applicant shall pay a reduced fee of six thousand seventy dollars (\$6,070.00) for each parking space required by: 1) the expansion of a convenience sales and service commercial business which has been lawfully operated at the subject site for more than two (2) years, 2) the expansion of a food sales use, or 3) the establishment of a restaurant use. The fee of six thousand seventy dollars (\$6,070.00) represents thirty five percent (35%) of the estimated 1993 cost to construct a parking space, exclusive of land value.

This amount may be adjusted annually by resolution of the city council. The reduced fee set forth in this subsection shall be applied to no more than one expansion of a food sales use or convenience sales and service commercial business during the lifetime of a building unless such expansion involves the purchase of less than fifteen (15) in lieu parking spaces. If the expansion involves the purchase of less than fifteen (15) in lieu parking spaces then the reduced fees set forth in this subsection may be applied to the purchase of up to fifteen (15) in lieu spaces during the life of the building.

C. Small Theaters: Notwithstanding the provisions of subsection A of this section, for each parking space required as a result of the establishment of a theater within an existing building, the applicant shall pay a fee equal to fifty percent (50%) of the fee required under subsection A of this section provided that the building contains at least one parking space per three hundred fifty (350) square feet of floor area, the theater does not exceed twenty five percent (25%) of the existing floor area of the building and the planning commission, after notice and a hearing as set forth in section 10-3-3307 of this chapter, finds that such theater would complement existing retail uses in the in lieu parking districts by enhancing the pedestrian or retail attraction of the in lieu parking districts."

**Section 7.** The City Council hereby amends subsection B and adds subsection G to Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2730 remaining in effect without amendment:

"B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section

8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section.
9. Eating and bar facilities not governed by subsections B5 through B8 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B10 of this section may also be applied toward the requirements of this subsection.
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 200 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restructure parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restructure permit shall also comply with the above requirements.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area
15. Private training centers	1 space per 200 square feet of floor area. Provided, however, that if a private training center of more than 2,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount not less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building.
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 200 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restriping provided an on-site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection.
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of planning and community development may, pursuant to the provisions of <a href="#">article 36 of this chapter</a> , permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following:  (1) The size or configuration of the building or portion thereof housing the proposed medical laboratory;  (2) The number and size of the loading areas on the site;  (3) The nature and number of deliveries for the proposed medical laboratory;  (4) The proximity of the proposed medical laboratory to schools and parks;  (5) The proximity of the proposed medical laboratory to neighboring residential areas;  (6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory;  (7) The hours of the operation for the proposed medical laboratory.
b. General Prohibition:	Notwithstanding any of the provisions of this subsection B16, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area.

G. Notwithstanding any other provisions regarding parking location and assignment of spaces set forth in this chapter, if an eating and bar facility requires more parking spaces than are provided on-site, the additional parking requirement may be satisfied through the use of off-site parking within seven hundred fifty feet (750') of the use site, provided that at a minimum the required parking spaces are secured through a lease that makes such parking spaces available from six o'clock (6:00 ) P.M. to ten o'clock (10:00) P.M. on weekdays and during operating hours of the eating and bar facility on the weekends."

**Section 8. Nonseverability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the entire Ordinance is void and of no further effect and the in lieu parking requirements in effect immediately before the effectiveness of this ordinance shall again become operative.

**Section 9.** The City Council finds and declares that it is adopting this Ordinance in order to more fully protect and preserve the public peace, health, and safety, with respect to the vitality of the City's commercial and shopping districts and long-term economic welfare. Through reduction of parking requirements, reduction in lieu parking fees, and removal of certain eligibility criteria for participation in the in lieu parking program for restaurants, the Ordinance will help maintain the character of the business community, as reflected in the quality and diversity of its restaurant uses.

**Section 10.** The City Council finds that, as a result of recent shifts in the retail sector towards online sales and the changing nature of commercial uses, reductions in parking requirements and in lieu parking fees for restaurants are necessary to preserve the public peace, health, and safety. Unless this Ordinance is effective and its regulations are immediately put in place, the public peace, health, and safety will be at risk from its vacant storefronts and associated blight. Therefore the immediate preservation of the public peace, health, and safety, requires that this Ordinance be enacted as an urgency ordinance pursuant to Government Code Section 36937(b), and its urgency is hereby declared. Further, on a separate and independent basis, this Ordinance, being an Interim Ordinance adopted pursuant to Government Code Section 65858 as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall continue in effect for a period of not longer than forty-five (45) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may extend the effectiveness of this Interim Ordinance as provided in Government Code Section 65858.

**Section 11.** Publication and Certification. The City Clerk shall certify the adoption of this Ordinance and cause it to be published in the manner required by law.

Adopted: December 10, 2019  
Effective: December 10, 2019

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

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

#### ORDINANCE NO. 19-O-2797

### AN INTERIM ORDINANCE OF THE CITY OF BEVERLY HILLS TO PROHIBIT RESIDENTIAL DEVELOPMENT PROJECTS THAT FAIL TO COMPLY WITH INCLUSIONARY HOUSING REQUIREMENTS AND CERTAIN PUBLIC NOTICING REQUIREMENTS. AND DECLARING THE URGENCY THEREOF

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

#### Section 1. Legislative Findings.

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

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

(3) California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.

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

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

(6) The City of Beverly Hills is in the process of studying various options for providing affordable housing units in the City, including an inclusionary housing program. The process may be lengthy, and because the further development that does not provide for or help fund affordable housing will exacerbate the statewide housing emergency declared by the California Legisla-

ture, the City Council wishes to adopt an interim ordinance that will take effect immediately and preserve the status quo while permanent standards are studied and formulated.

(7) A number of development projects have been, and are expected to be proposed in the City that have the potential to impact the health, safety, and welfare of residents in the City. In addition, community members have raised concern about the adequacy of noticing for such projects, and the need to provide notice to allow public participation in land use decisions. As such, the City of Beverly Hills is in the process of studying changes to the public noticing requirements for certain projects in order to ensure the public is adequately informed about pending projects. This process may be lengthy and therefore the City Council wishes to adopt an interim ordinance that will take effect immediately to ensure that community members are adequately informed of pending projects and able to participate in the public review process.

#### Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying or intends to study within a reasonable period of time.

#### Section 3. Urgency Findings.

The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare and that continued larger residential development and redevelopment that does not include provisions for affordable housing constitutes a threat to the public health, safety or welfare. As described in Section 1, continued residential development that does not make provisions to address affordable housing needs in the City could threaten the health, safety and welfare of the community through loss of existing residential units that tend to be more affordable, and through continued development of housing that is not affordable to the vast majority of the community and surrounding areas. Additionally, the development of market rate housing without an inclusionary housing ordinance will exacerbate the demand for affordable housing. To preserve the public health, safety and welfare, the City Council finds that it is necessary that this ordinance take effect immediately to prevent such harm.

The City Council finds and determines that there is the potential for an immediate threat to the public health, safety, or welfare due to the nature of some development projects that are proposed or are expected to be proposed in the future in the City. As described in Section 1, there is a need to enhance the public noticing for such projects to ensure that members of the public that could potentially be impacted by such projects are adequately informed and able to actively participate in land use decisions in the community. To preserve the public health, safety, and welfare, the City Council finds that it is necessary that this ordinance take effect immediately pursuant to Government Code Section 65858 to prevent such harm.

#### Section 4. Prohibition On Residential Development that Fails to Comply with Inclusionary Housing Requirements

Notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, residential development projects, as defined herein, are prohibited unless the project complies with the following requirements:

##### 1. Purpose.

The provisions of this interim ordinance establish standards and procedures that encourage the development of housing that is affordable to a range of households with varying income levels and prohibit approval of projects that fail to comply with its requirements. The purpose of this interim ordinance is to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units is in proportion with the overall increase in new housing units and to provide interim standards and procedures while the City studies permanent legislation to address affordable housing needs in the community, including a consideration of a permanent inclusionary housing program.

##### 2. Definitions.

As used in this ordinance, the following terms shall have the following meanings:

*Adjusted for household size appropriate for the unit* means for a household of one (1) person in the case of a studio unit, two (2) persons in the case of a one-bedroom unit, three (3) persons in the case of a two-bedroom unit, four (4) persons in the case of a three-bedroom unit, and five (5) persons in the case of a four-bedroom unit.

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

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

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

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

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

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

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

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

*Director* means the city's Director of Community Development.

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

*HCD* means the California Department of Housing and Community Development.

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

*Inclusionary housing agreement* means a legally binding agreement between a developer and the city, in form and substance satisfactory to the director and city attorney, setting forth those provisions necessary to ensure that the requirements of this section are satisfied.

*Inclusionary housing plan* means the plan referenced in section 6 below, as may be augmented by administrative guidelines formulated by the Director of Community Development, which sets forth the manner in which the requirements of this section will be implemented for a particular residential development.

*Inclusionary housing trust fund* shall have the meaning set forth in subsection below.

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

*In-lieu fee* means a fee paid to the city by a developer instead of providing the required inclusionary units within the residential development.

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

*Market rate units* means those dwelling units in a residential development that are not inclusionary units.

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

*Residential development* means the construction, development, or subdivision of property, including condominium conversions, resulting

in five (5) or more lots or dwelling units, including dwelling units in mixed-use projects.

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

**3. Applicability.**

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

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

**4. Inclusionary unit requirements.**

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

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

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

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

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

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

5. When only one affordable dwelling unit is constructed, it may be allocated for a very low, low or moderate income household. When two or more affordable units are constructed, the units shall be allocated alternately with the first unit allocated for a low or very low income household and the second allocated for a moderate income household, alternating between low or very low, and moderate income until all units are assigned a level of affordability.

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

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

**5. Housing plan.**

Along with an application for a residential development, a developer shall submit a housing

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

**6. Inclusionary housing agreement.**

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

**7. Standards for inclusionary units.**

A. All inclusionary units shall be:

1. Reasonably dispersed throughout the residential development.

2. Proportional, in number, bedroom size and location, to the market rate units.

3. Comparable with the market rate units in terms of the base design, appearance, materials and finished quality.

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

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

D. Inclusionary units in rental residential developments shall remain restricted for occupancy by the target income category at the applicable affordable housing cost for a period of not less than fifty-five (55) years.

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

**8. Implementation and enforcement.**

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

B. Any violation of this section constitutes a misdemeanor.

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

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

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

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

2. Actions for injunctive relief or damages.

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

**9. Affordable Housing Trust Fund.**

A. There is an established separate fund of the city, known as the Affordable Housing Trust

Fund. All monies collected by the city pursuant to this section shall be deposited in the Affordable Housing Trust Fund.

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

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

**10. Administrative fees.**

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

**Section 5. Prohibition On Development Applications that Fails to Comply with Certain Public Notification Requirements.**

Notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, approval of a planning application that is deemed complete after the effective date of this ordinance is prohibited unless the project complies with the requirements of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code with the following modifications:

**1. Notwithstanding Subsections "B", "C", and "D" of Section 10-3-251 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-3-251 without amendment:**

"10-3-251: TYPES OF NOTIFICATION:

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

A. Notice of Planning Commission Application: Notice informing recipients that a project has been filed with the City that requires review by the Planning Commission.

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

C. Adjacent Neighbor Mailed Notice: Notice informing neighbors located adjacent to a project site in a single-family, multifamily, or commercial-residential transition zones that an application has been filed for a project requiring Planning Commission review.

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

E. Notice Of Action: Notice informing recipients that a decision making or reviewing authority has taken action on an application, which begins an applicable appeal period."

**2. Notwithstanding Subsections "B", "C", "D", and "E" of Section 10-3-252 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-2-252 without amendment:**

"10-3-252: NOTIFICATION METHODS:

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

1. Mailed Notices Required:

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

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

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

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

(1) Notice of Application: This notice is required for Planning Commission cases located in either a multi-family zone or a residential-commercial transition zone. This notice is to be mailed in accordance with the requirements of this section and the City's public notice guidelines. The intent of this notice is to provide basic project information and City contact information to recipients of the notice.

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

2. Notification Period:

a. Notices of Application shall be mailed within forty five (45) days of the receipt of the application by the City.

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

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

3. Notification Radius: Mailed notice shall be sent to properties in accordance with section 10-3-253 of this article. In the event that a portion of the radius captures properties both in the Hillside or Trousdale Areas and the Central Area of the City, noticing of the block face shall not be required for those properties located in the Hillside or Trousdale Areas.

4. Recipients: All mailed notices shall be delivered by United States mail, postage paid, to the following:

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

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

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

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

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

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

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

C. Adjacent Neighbor Mailed Notice: The Director shall provide adjacent neighbor mailed notice as followed:

1. Adjacent Neighbor Mailed Notice Required: In addition to any other public notice requirements set forth in this section, this notice shall be required for projects in single family, multi-family, and commercial-residential transi-

tion zones that require review by the Planning Commission.

2. Notification Period: Adjacent Neighbor Mailed Notice shall be sent within forty five (45) days of the receipt of an application and the payment of fees for an entitlement that requires review and approval by the Planning Commission.

3. Notification Radius: Adjacent Neighbor Mailed Notice Shall be sent to all properties within a 100-foot radius of the project site.

4. Method of Mailing: Adjacent Neighbor Mailed Notice shall be sent via private courier service with the ability to track delivery of the notice.

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

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

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

**3. Notwithstanding Subsection "A" of Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-2-253 without amendment:**

**"NOTIFICATION REQUIREMENTS:**

**A. Standard Requirements:**

Public Notice Requirements For Development Applications	On-Site Posted Notice 20-Day	Newspaper Notice 20-Day	Mailed Notice 20-Day
Architectural review:			
Director: Director level projects can be processed administratively and include: minor landscape approvals, some commercial signs, and minor exterior changes to multi-family and commercial buildings (paint color changes, replacing like for like elements). These permits are generally processed at the planning counter.	None	None	None

Commission: Commission level projects must be reviewed by the City's Architectural Commission (AC) and include: sign accommodations, most commercial signs, facade remodels for commercial and multifamily buildings, new construction of commercial and multifamily buildings, and landscaping for commercial and multifamily projects.	Only projects in multi-family residential zones	None	None
Cultural heritage:			
Director: Director level projects can be processed administratively and include Certificate of Review for District Non-Contributor and Director's determination of ineligibility.	Certificate of appropriateness for designated landmarks and contributing properties: See section 10-3-3219 of this chapter		
Commission: Commission level applications include projects that are reviewed by the City's Cultural Heritage Commission (CHC). The CHC recommends to the City Council on landmark or historic district designation nominations and Mills Act contracts. The CHC acts on Certificates of Appropriateness for Designated Landmarks and Contributing Properties, certificates of ineligibility, and certificates of economic hardship.	Certificate of ineligibility: See section 10-3-3221 of this chapter Landmark or historic district designation: See section 10-3-3219 of this chapter Certificate of economic hardship: See section 10-3-3220 of this chapter		
Design review:			
Director: Director level projects can be processed administratively and include single family home remodels and new homes in the Central Area of the City that are determined to be "track 1".	None	None	Owner/applicant
Commission: Commission level applications include projects that are reviewed by the City's Design Review Commission (DRC) including single family home facade remodels and new homes in the Central Area of the City that are determined to be "track 2".	Yes	None	Central Area: 100 foot radius + block-face
Planning Review:			
Director: Director level includes applications that can be reviewed and approved by staff. Accessory dwelling unit use Development plan review Game court fence In-lieu parking Large family daycare permit <sup>1</sup> Lot line adjustment Minor accommodation Open air dining Overnight stay permit Planned development review R-1: Hillside, Central and Trousdale R-4 permit Reasonable accommodation <sup>1</sup> Resolution of public convenience and necessity <sup>1</sup> Tree removal permit <sup>1</sup> View restoration <sup>1</sup>	Yes	No	Hillside and Trousdale: 300 foot radius Central Area: 100 foot radius + block-face
Commission/Council Level. Accessory dwelling unit use permit Amendment (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) <sup>2</sup> Common interest development <sup>1,2</sup> Conditional use permit <sup>2</sup> Density bonus permit <sup>2</sup> Development plan review Extended hours permit <sup>2</sup> Game court fence Game court location <sup>2</sup> Historic incentive permit <sup>2</sup> In-lieu parking Large family daycare permit <sup>1</sup> Lot line adjustment Maps: tentative and parcel <sup>2</sup> Minor accommodation Open air dining Overnight stay permit Planned development review R-1: Hillside, Central and Trousdale R-4 permit Reasonable accommodation <sup>1</sup> Resolution of public convenience and necessity <sup>1</sup> Specific Plan <sup>2</sup> Tree removal permit <sup>1</sup> Variance <sup>2</sup> View restoration <sup>1</sup>	Yes	Amendments (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) Conditional use permit Maps (tentative, and parcel) Specific Plan Variance	Standard Mailed Notice: Hillside and Trousdale: 1,000 foot radius Central Area: 1,000 foot radius + block-face Adjacent Neighbor Mailed Notice: 100 foot radius for projects in single-family, multi-family, and commercial-transition zones Notice of Pending Application: 1,000 foot radius + block-face

**Notes:**

1. Special noticing requirements apply, see subsection B of this section.
2. Applications reviewed at the Commission/Council level only.

**4. Development Applications shall also comply with a new Subsection "C" of Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, along with with all other provisions in Article 2.5 without amendment:**

**"C. NEIGHBORHOOD MEETING:**

A neighborhood meeting shall be held for all projects located in a commercial-residential transition area as defined in Section 10-3-1951 of this chapter that require review by the Planning Commission, or for projects located in multi-family zones that require review by the Planning Commission. The neighborhood meeting shall be prior to submittal of an application to the City. Proof of neighborhood meeting shall be provided to the City as part of a complete application for such projects. Notice of the meeting shall be provided to owners and residential occupants within 1,000 feet plus block-face via standard mailed notice at least twenty (20) days prior to the meeting date. The purpose of the meeting is to inform participants about the pending application and to solicit initial feedback."

**Section 6. CEQA Findings.**

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

**Section 7. Severability.**

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

this Ordinance shall be and remain in full force and effect.

**Section 8. Approval and Extension of Ordinance.**

This Ordinance, being an Interim Ordinance adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall continue in effect for a period of not longer than forty-five (45) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may extend the effectiveness of this Interim Ordinance as provided in Government Code Section 65858.

**Section 9. Publication.**

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

ADOPTED: December 17, 2019

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

SUSAN HEALY KEENE  
Director of Community Development

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

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

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

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees

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

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

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**306-FOR RENT**  
LARGE HOME FOR RENT 3 Bed+ Bonus Rm/Basement Available now in Westwood/Little Holmby 1414 Club View Dr. \$12,900 monthly. Golf course views, pool + spa Contact Agt. Jenny Okhovat 424.262.4946 Compass, Dre. 01866951

**400-REAL ESTATE**  
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CASH - Any Condition. Family owned & Operated. Same day offer! (951) 777-2518 WWW. KCBUYSHOUSES.COM (Cal-SCAN)A

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

**501-HELP WANTED**

Beverly Hills Unified School District BHUSD is accepting applications for the following Classified positions (must apply at www.EdJoin.org< <http://www.edjoin.org/>>): Security Officer Work Year: 10 months, 40 hours/week (full time) Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time, up to 19.5 hours/week) Salary: \$14.14/hr

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

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Midas Beverly Hills Up to \$60 OFF Brake pads/shoes Any oil change \$10 OFF (310) 652-3040

**955-AUTOS WANTED**  
DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.

ORG 1-833-772-2632 (Cal-SCAN)

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

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

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

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

# 5 Reasons to List During the Holiday

## 01

People who look for a home during the holidays are more serious Buyers -- they have time off, often have friends/family members more available in town to provide opinions and sometimes, financial assistance.

## 03

Buyers are more emotional during the holidays, so they are more likely to pay your price.

## 05

January is traditionally the month for employees to begin new jobs. Since transferees cannot wait until spring to buy, you must be on the market now to capture that market! You can sell now for more money, and we will provide for a delayed closing or extended occupancy until early next year!

## 02

Serious Buyers have fewer houses to choose from during the holidays, and less competition means more money for you. The supply of listings will dramatically increase in January, meaning there may be less demand for your particular home. Less demand means less money for you!

## 04

Some people must buy before the end of the year for tax reasons!



**Compass Bridge Loan Service** gives you the financial flexibility to make an offer on your next home without waiting for your current one to sell.

This service provides you with access to competitive rates and dedicated support from industry-leading lenders, with the exclusive option to get up to six months of your loan payments fronted when you sell your home with a Compass agent.

Already working with a lender you love? No problem. This unique solution lets you choose the provider that works best for you.

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