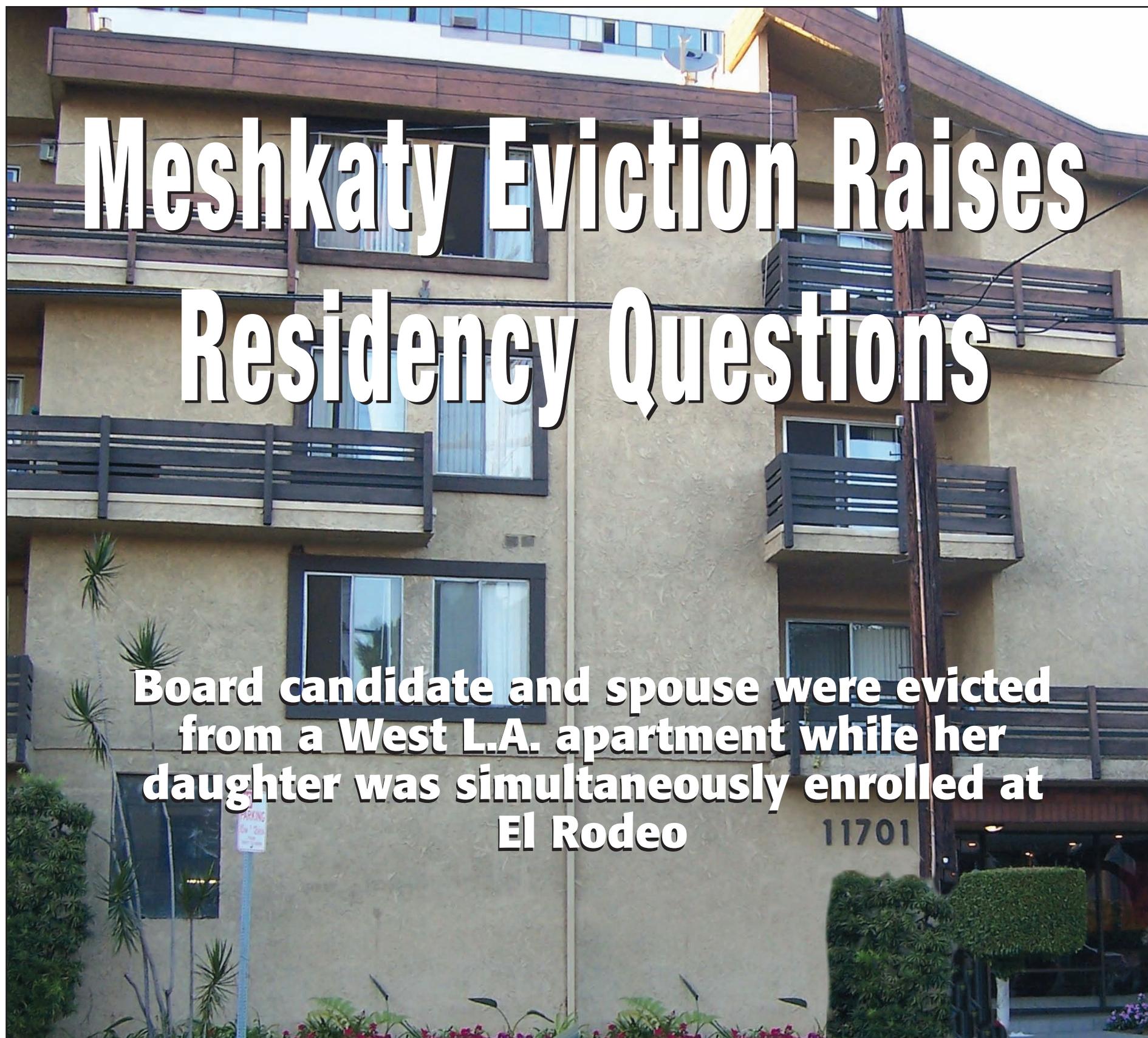


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Issue 521 • September 24 - September 30, 2009



Meshkaty Eviction Raises Residency Questions

**Board candidate and spouse were evicted
from a West L.A. apartment while her
daughter was simultaneously enrolled at
El Rodeo**



letters & email

‘Permit Program’

Soon, the Beverly Hills School system will be on “Basic Aid” and therefore we will be independent of state funding for our schools. At that time, if not sooner, we should dispense with the Student Permit Program.

Our school system spends \$12000 per student. With 500 permit students this \$6 million should be spent on students that live in our community. If these 500 permit students, less those who have parents that are employed by the city, think it is to their advantage to be our school system they should pay the \$12000. It’s a lot cheaper than attending a private school.

Beverly Hills schools are not a perk that should be free to non-residents.

*Paul Bernstein
Beverly Hills*

It is unfathomable that certain members of the Beverly Hills Board of Education have sunk so low with their venom and vitriol toward Dr. Brian Goldberg. Analogously, one has to look no further than the current cartoon of the Beverly Hills Unified Schools logo to

letters cont. on page 4

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



SNAPSHOT



“VIGIL FOR JUSTICE”
PECK DRIVE

Vermont Hand Wash employee Pedro Guzman (2nd from right), other workers of carwashes owned by Benny and Nisan Pirian, and members from the Community-Labor-Environmental Action Network gather in front of the Pirian home to listen to Victor Narro (right), project director at the UCLA Labor Center, read a speech prepared for vigil. For the complete story, see page 4.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, October 6, 2009, at 7:30 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will consider:

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2009/2010 AND ESTABLISHING FEES RELATED TO IMPOUNDED VEHICLES AND APPROPRIATION OF FUNDS FOR THE VEHICLE STORAGE PROGRAM

The proposed resolution will amend the Comprehensive Schedule of Taxes, Fees & Service charges to establish fees that are associated with the impounding of vehicles. The new fees would become effective on November 5, 2009.

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. If you need more information, please contact Erick Lee of the Beverly Hills Police Department at 310.285.2110.

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.

BYRON POPE, CMC
City Clerk

Beverly Hills Weekly

Issue 521 • September 24 - September 30, 2009
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles

ISSN#1528-851X

www.bhweekly.com

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Unsolicited materials will not be returned.
©2009 Beverly Hills Weekly Inc.

1 year subscriptions are available.
Sent via US Mail
\$75 payable in advance

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



briefs



Jake Manaster

Beverly Hills Education Association Endorses Manaster, Korbатов

The Beverly Hills Education Association announced its endorsement last Thursday of Board of Education candidates Jake Manaster and Lisa Korbатов.

Nooshin Meshkaty refused an interview with BHEA, citing "conflicts of interest."

"BHEA looks forward to actively supporting cam-

paigns of Mr. Manaster and Ms. Korbатов as we believe that these two candidates will firmly move our district in a new direction," BHEA President Christopher Bushee said in a statement.

"We believe that [Manaster and Korbатов] possess the leadership qualities that the Beverly Hills community deserves in school board members," said BHEA President Christopher Bushee. "We feel confident that both ... are committed to fiscal responsibility and accountability."

Bushee said both candidates are very interested in ensuring the district budget is as transparent to the residents of Beverly Hills as possible.

"Obviously issues that are going on with Measure E bond money are things that Mr. Manaster and Ms. Korbатов wouldn't want to have happened under their watch," Bushee said. "I know they want to be completely open and upfront with the Beverly Hills community with contracts, how contracts are signed, what they're good for and what the decision-making process is when it comes to spending tax-payer money."

Bushee added that from an educational standpoint, Manaster and Korbатов are both in favor of including teacher and teachers' expertise in curriculum decisions.

"I know that [they] have a great deal of admiration and respect for the employees of our district," said Bushee. "I know they believe the teaching force is the backbone of our schools. We believe they will create a 'team' atmosphere here in Beverly Hills, and we can be thankful for that."

BHEA represents more than 400 teachers, office staff and instructional assistants throughout BHUSD.

Victimized Car Wash Workers Hold Vigil at Owner's Peck Drive Home

Disgruntled workers, religious leaders and members of the Community Labor Environmental Action Network gathered in front of the homes of Benny and Nisan Pirian on Peck Drive last week to protest several labor law violations within four Los Angeles car washes.

The Los Angeles City Attorney filed a criminal complaint against brothers Benny and Nisan Pirian — owners of Vermont Hand Wash, Celebrity Car Wash, Hollywood Car Wash and Five Star Car Wash — and car wash manager Manuel Reyes.

The charges include 220 counts of criminal misconduct such as conspiracy, grand theft and failure to pay \$450,000 in wages over five years. The car wash manager was charged with witness intimidation, brandishing a deadly weapon and sexual battery.

"Workers were getting paid \$35 for 10 hours of work," said Chloe Osmer, an organizer for the CLEAN campaign. "They had no meal and rest periods. No regular lunch hour. The manager retaliated against union members by flashing a machete to a worker, and a gun."

The Vermont Hand Wash employee who was threatened with the gun by the carwash manager was brutally assaulted on his way home from work earlier this month. The manager was relocated and given a different position within the company, Osmer said.

Workers who attended the vigil would not comment due to the case's ongoing investigation.

Benny Pirian did not return phone messages from the Weekly as of press time.

Additional information about the CLEAN campaign can be found at cleancarwashla.org.

BHUSD Achieves Test Score Growth but High School Math Still Needs Help

The California Department of Education recently released this year's Growth Academic Performance Index results for school districts statewide, and for the first time, two BHUSD schools have earned a Growth API greater than 900 — El Rodeo and Hawthorne.

Beverly Hills' district-wide score was 874, well-above the State Board of Education's goal of 800 out of a possible 1,000.

API is calculated using the results of the STAR program and the California High School Exit Exam. Growth API is derived from comparing last year's test scores with results from this year.

Beverly High scored the lowest Growth API at 847. The school performed poorly on math assessments last year. In Algebra I, 40 percent of freshmen tested as proficient or advanced, sophomore tested at 35 percent and juniors came in at 11 percent. This year freshmen test results were up 5 percent, sophomore scores plunged to a 28 percent proficiency level and junior scores increased by 8 percent.

"It's absolutely an area of concern, and we're absolutely doing something to address it," said Brian Tash, director of curriculum, instruction and assessment.

Program changes were implemented this year, including the addition of a 8th grade algebra readiness course to be taken after 7th grade pre-algebra, and the division of Algebra I into traditional and conceptual algebra.

"We're trying to appeal to kids learning styles," Tash said. "There's certain fundamentals that need to be in place, and we're giving it to them."

However, Beverly High math teacher and Department Chair Jane Wortman said the elimination of 8th grade pre-algebra, mandat-

briefs cont. on page 4



CORRECTED NOTICE – ADDRESS CORRECTION NOTICE OF PUBLIC HEARING

DATE: THURSDAY, SEPTEMBER 24, 2009

TIME: 1:30 pm, or as soon thereafter as the matter may be heard

LOCATION: Commission Meeting Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, California 90210

ADDRESS CORRECTION – THE BUILDING IS 8767 WILSHIRE BOULEVARD RATHER THAN 8757 WILSHIRE BOULEVARD AS PREVIOUSLY NOTICED

The Planning Commission of the City of Beverly Hills, at its regular meeting on Thursday, September 24, 2009 will hold a public hearing beginning at 1:30 pm to consider:

A request for a Development Plan Review to modify the original conditions of approval for the building currently under construction at the northeast corner of Robertson and Wilshire Boulevard located at **8767 Wilshire Boulevard** to allow medical and pharmacy land uses and to remove the public parking component. As originally approved, the building has a total of 75,116 square feet which includes a 3,000 square foot restaurant use and the remaining 72,116 square feet as general office and retail.

The Applicant is seeking to amend the conditions of approval to convert 53,784 square feet of previously approved general office space to medical and pharmacy uses. The existing approval included a condition which prohibited medical and pharmacy uses at the site. The specific request before the Planning Commission is to:

1. Allow 54,900 square feet of medical uses.
2. Allow 1,116 square foot of pharmacy.
3. Remove the requirement to provide 51 parking spaces for use by the general public.

The other uses in the building under the current proposal would include, a 2,000 square foot (with up to 999 square feet of dining and bar area) restaurant/sundry retail shop, 4,696 square feet of general commercial office, and 12,404 square feet of retail for a total of 75,116 square feet in the building. It should be noted that the Planning Commission, if it decides to approve the project, could modify any of the previous conditions of approval as part of the current application.

This 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, and an addendum to the Mitigated Negative Declaration for the existing Development Plan Review has been prepared since the proposed project will not result in new significant environmental effects.

Any interested person may attend the meeting and be heard or present written comments to the Commission. Comments may be submitted in writing to the Planning Department prior to the meeting date and written or oral comments will be accepted at the Planning Commission meeting at the date and time noted above.

If you challenge the Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact Georgana Millican, Associate Planner at the Planning Division at 310.285.1121 or via email at gmillican@beverlyhills.org. Copies of the application and plans are on file in the Planning Division located at 455 North Rexford Drive, Beverly Hills, CA. 90210.

Jonathan Lait, AICP, City Planner
Dated: September 14, 2009

briefs cont. from page 3

ed by the Board of Education, was a big mistake.

"Me, personally, I don't agree with state's philosophy that every student should be in algebra in 8th grade," Wortman said. "We're trying to put students in the appropriate class- es."

Along with the new traditional and concep- tual algebra classes, the school offers a sup- port class for students who have struggled to learn algebra basics. In addition, many teach- ers are using exam questions modeled after the state's standardized testing questions to help students get accustomed to the format.

New textbooks students received this year containing questions specifically geared

toward content standards could also lend a hand to improving math scores.

"Personally, I'd love to hit a 100 percent [proficiency level]," Wortman said. "But I'm also realistic. Any kind of growth, 5 percent or 10 percent, would be fantastic."



Mel Spitz

Former Board Member Mel Spitz Grills School Board During Meeting

Former Board of Education Member Mel Spitz presented a handful of ques- tions to the Board of Education members during Tuesday

night's meeting, and asked for an audit of Measure E expenditures.

His questions — which were directed to Board President Nooshin Meshkaty and Superintendent Jerry Gross — regarded the formation of a committee to select a company to manage and oversee Measure E expendi- tures. Spitz said Board members Brian Goldberg and Steven Fenton, who were not in the committee, first learned of its formation by reading the newspaper.

"Under what authority was that committee organized?" Spitz said during the meeting. "Why was the process not transparent? Why was it conducted in secret?"

Committee members included Gross, Meshkaty, Weekly columnist Rudy Cole and Board Vice-President Myra Lurie.

An e-mail was sent from the superinten- dent's office today stating a need to "correct some misinformation." According to the e- mail, Friday updates are sent every week to board members, and the past three updates have included committee details, such as members, responsibilities and the timeline for their work.

"The reason I said that is because that's what [Goldberg and Fenton] told me," Spitz said after the e-mail had been sent.

The board voted unanimously Tuesday, however, to continue with a financial audit of Measure E expenditures, continue paying authorized contractors and stop further author- izations of additional contractors.

"I think they did the right thing," Spitz said.

letters cont. from page 2

realize we have lost our former luster, in both the way we deal with a gentleman like Dr. Goldberg and the way we project our school image.

Once upon a time, our District logo project- ed academic excellence, grace and class, and so did our Board of Education. Now, our logo, with its juvenile sunbeams and titled palm trees, make it seem as if we sell suntan lotion and our Board of Education, with its classless attacks and low-blows, makes us seem like we are squabbling residents of Tobacco Road.

We are, after all, the sister city to Cannes. Perhaps it is time to lose the personal attacks on Dr. Goldberg and lose the logo. Bring back the polish and professionalism and give our community images and behavior of which we can be proud instead of apologetic.

*Esther F. Caporale
Beverly Hills*

"Four torpedoes that sank BHUSD (on the fifth on the way)"

Mel Spitz, outstanding former Board Member, got it RIGHT! I think his article in the B. H. Weekly should be required reading for every Beverly Hills voter. From my vantage point as a resident, parent, grandparent, and former employee, we have the possibility of bringing back the excellence that once was the BHUSD or we can let it continue to flounder in "Never, Never Land."

I was embarrassed to be watching the last two board meetings on TV; broadcast on Channel 6. If you are not clear about the torpedoes Mr. Spitz spoke of or unsure of what is happening in the District just tune in.

*Helen Walder Rogaway
Beverly Hills*

It was reported last week [in the *Courier*], "that the school district is rushing ahead and breaking all speed records" to find a replace- ment for the Measure E fired project manager's position. With no publicity and no notice to the public, a small advisory group made up of Jerry Gross, the present short term district Superintendent, Rudy Cole, who was paid to lobby for and promote Measure E, and two School Board members, president Nooshin Meshkaty and Myra Lurie, and decided on bid- ders for this position.

The Measure E bond issue and the ensuing decisions that were made by the Board and staff have turned into a disaster of epic propor- tions. The school board did not use due dili- gence nor did they use fiduciary responsibility owed to the voters and the bondholders. The lack of oversight and experience by those mak- ing decisions will in the end cost millions of dollars in litigation fees which will have to come out of the General Fund of the Board of Education Architectural plans, bond money and volunteer efforts have already been wast- ed.

These dysfunctional School Board members not only failed to communicate with each other but also failed to give proper notice in advising the public of what the problems really are and the actions that are to be taken. Many involved residents have lost faith in the ability of the school board and staff to make informed and transparent decisions. Their lack of common sense and ability to handle the complex issues of planning, budgeting, development and con- struction of necessary improvements to our school is staggering. Recently, School Board members were approached by community leaders with expertise in these areas. They were willing to volunteer their time to help as

advisors to the Board. As of this date, Board Members have not responded to these offers. Furthermore, the apparent conflicts of interest connected with the prior management group, Strategic Concepts, are astounding and resi- dents are angry and baffled by the lack of lead- ership from the Superintendent office.

Measure E and its final results will turn out to be the biggest and most expensive debacle this City has every experienced unless correc- tive action is taken immediately.

*Jerry Dobkin
Beverly Hills*

"Latest Outdoor Sculpture Installed on Santa Monica Blvd."

Based on a letter last week published in the other local newspaper, I learned that the giant, silver colored, simulated rock recently installed in the parkway across from City Hall on Santa Monica Blvd. is permanent "art."

I also learned that the "art" cost approxi- mately \$300,000. Even though our City col- lects money from developers in order to pur- chase art, I question why our City would per- manently install, at such a major expense, what some and perhaps many consider an inappro- priate eyesore in our public parkway.

I understand that the appreciation of art is very subjective and that everyone has different tastes and opinions. However, does this alleged art beautify Beverly Hills, or have any- thing to do with our City? Perhaps an over sized bronze of our first and most famous [hon- orary] Beverly Hills Mayor, Will Rogers, would have been more appropriate. After all, Will Rogers got it right by correctly saying "Be thankful we're not getting all the government we're paying for."

*Larry Larson
Beverly Hills*

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Hawthorne Class of 1979 Reunion

Chaya Brasserie • September 12



Event Co-chair Marina Gelbard Pelaez and Cheryl Jacobs-Green



Mark Burton and Event Chair Dean Wolf



Howard Stahl, Adam Panish and Andy Imparato



Brad Fuller, Jill Howser Reigold and Alexandra Fuller



Dean Factor and Jana Howser



Cliff Eidelman, Larry Heltzer, Kevin Goldberg and Karen Finerman



Lori Berstein-Baker, Andrea Goldrich and Eden Small Halfon



Phil Puclicker, Julie Maltz Borman and Steven Oberman



Mrs. McCutchin, Class of 1979 Art Teacher Dr. McCutchin and Andy Cowan



Andy Imparato, Babak Shokrian, Russell Zuckerman and Phil Puclicker



Jill Howser Reingold, Jennifer Cacavas Jean, Nancy Dworsky Gardos and Reunion Chair Dean Wolf



Todd Costas, Dinn Mann, Babak Shokrian and Dean Wolf

from the hills of beverly



People And Events

Notes about our village

By Rudy Cole

When **Rose Norton** is honored next month by the National Council of Jewish Women and the role she and the organization played in the development of the El Nido Family Centers, those attending will certainly enjoy Rose's description of the life of a Beverly Hills activist.

"Activist" is hardly sufficient to define the life and times of this involved person who can switch from angry dissident to humorous competitor within moments, and make you appreciate both.

Last week, Mayor **Nancy Krasne** and the city council recognizing the award dinner, presented a proclamation to Rose that listed her many contributions to the city.

They are numerous, but not nearly as comprehensive or as complete as the back stories. Rose has been a city planning commissioner, wife of a city mayor (**Ben**), candidate for city council and leader of more campaigns to stop some major developments than even **Larry Larson**, but with great tact and balance.

Although she lost her bid for council in 1986, she did run ahead of an incumbent mayor, **Annabelle H. Hefferman**, who outspent her two to one and had most of the city establishment as endorsers.

When Rose was appointed to the planning commission, the rationale of the then council, who mostly disagreed with Mrs. Norton's anti-growth opinions, was to bring her inside the tent. It worked, partially, but inexplicably, the tent members began to bond with Rose, and for most of her tenure, became a far more balanced commission on development matters.

Ben and Rose and their family have had a wonderful, mutually supportive relationship, but that never prevented Rose from making clear her differences with Ben when he served as mayor.

At one council meeting, Ben was taking a position on some long forgotten issue, when Rose jumped to her feet to protest. In the process, she snapped a string of pearls that rolled all over the council chamber floor. The meeting almost came to a complete halt while all of us in attendance took to all fours to retrieve the pearls. Mayor Ben gave us a few minutes and then proceeded to vote as he intended, and over Rose's objections. No report on what happened that night after the council meeting.

If you can understand that her anger is never personal but always issue oriented and know how much she really gives back, you will join those who appreciate having Rose as a friend, supporter or, most often, vocal opponent.

In any case, next week more information on her dinner or you can call the National Council of Jewish Women.

Our state assemblymember, **Mike Feuer**, has been given one of the most important jobs in the history of the state legislature: Chair of a committee that will recommend changes on how state government functions.

Appointed by Speaker **Karen Bass**, the Feuer committee will consider many changes including making budget passage by majority instead of two-thirds vote of the legislature.

Many of the reforms will have to be submitted to the people for a vote, but this prestigious committee could well help bring California into the 21st Century..

Although not part of the original charge, which is sufficiently flexible to cover many other state challenges, they should address term limits. Feuer himself is one of the best arguments for removing limits. When we lose the services of independent, highly ethical and knowledgeable leaders such as Feuer, we give even more power to the special interests and the state bureaucracy.

As a community, we should be quite proud of the honor and recognition given Feuer. Concurrently, an independent citizen group is also studying the need for a state constitutional convention that will make similar findings on reforms.

Why do I think a Dr. Jekyll and Mr. Hyde play is appropriate for our village?

You can find your own explanation. But you should not miss playwright Jeffrey Hatcher's new adoption of the classic Robert Louis Stevenson work being presented by our own city treasure: Theatre Forty.

The Hatcher adoption will be presented at the renovated and far more comfortable Reuben Cordova Theater at the high school beginning on October 14 and running for four weeks.

Directed by **Jeff Back** with a talented, professional cast that includes **Silverio Avellino**, **Bernadette Bonfiglio**, **Scott Roberts** and the Theatre Forty Ultimate Leader, **David Hunt Stafford**, this promises to be an enjoyable professional theatre experience.

For information, show times and reservations, suggest you call: 310.364.0535

For classic films, the Active Adult Association has a series going at Roxbury; October dedicated to movies that scare and the Hilton is doing a great wide screen classic films showing next to the pool. For the Senior times: 310.285.2536 and for Hilton, 310.274.7777. No charge, but at the Hilton you can legally have your martini. You don't have to be a senior to go to either.

Private note: Thanks to the Active Adult Association for their recent kind words.

More on events: The Los Angeles Police Protective League will host their annual Eagle

and Badge Gala this Saturday at the Hyatt Regency Century Plaza Hotel with many Beverly Hills people involved including event coordinator **Arthur Kassel** and Los Angeles Clipper's owner, **Donald T. Sterling**. For more information: 818.994.466

While the search for a city manager is entering final stages, the council will probably not have the recommendations of their sub-committee and the city's consultants until much later this year. The city has worked out an arrangement with City Manager **Rod Wood** to stay at his post until the selection is completed and to help advise on his replacement.

There is an historical note here: When **Jimmy Delshad** was first elected to the council, then city manager **Mark Scott** made known his intention to accept a job in a south eastern state's city. Delshad had hoped that Scott would help smooth his entry into city leadership.

Now, Delshad will become mayor just as the city welcomes a new city manager: this March. However, this time it will be a more experienced Delshad who will be doing the mentoring.

Hard to believe the recession isn't over or that it was not felt in Beverly Hills, which it was, but there is considerable renovation and new developments going on all over the city and our streets seem active with tourists, a good sign for business and city revenues.

But talk about cultural lag – uses catching up with current realities, and look at the construction barricades that all have the same signage: "Post No Bills."

History note: Post No Bills was originally used to discourage signs promoting carnivals and circuses on stores and other places that were not included in a trade program. The events would give free tickets, called due bills, to their shows for businesses that permitted placing of signs at their business windows or walls. As far as I know, its been years since we had a circus or carnival and just maybe "no signs permitted" might be more understandable. It made me nervous because one of my creditors might think it appropriate to post my bills on their walls.

The Peninsula has restored an historic asset to Beverly Hills: Showing of works of art in hotel lobbies and public assembly areas.

Most of our hotels once showcased modern art and sculpture that drew art enthusiasts and helped stimulate interest in city galleries as well. There even used to be a very popular "art walk" on La Cienega and throughout the triangle, but long gone.

Now, the Peninsula Beverly Hills has transformed their outdoor dining areas into a sculpture garden featuring the highly regarded works of Sabin Howard. His nudes were unveiled at a press reception Tuesday

Benefiting from the sales will be the River of Life Foundation, and their good works deserve more space later.

Speaking of hotels, the usually acerbic Los Angeles Times restaurant critic, **S. Irene Virbila**, who is not known for lavishing praise

on eateries, had nothing but rave words for the Montage Laguna's Studio restaurant last Wednesday.

Studio has one of the most dramatic settings, overlooking the ocean, of any restaurant in our area, but it has, from day one, been not only a destination place to see, but a great dining experience.

Virbila gave Studio a remarkable three stars and praised the work of their new chef, **Craig Strong** who comes to the hotel with considerable experience in the luxury hotel industry. The respected former chef, **James Boyce**, has left California to open his own restaurant in Alabama.

Our own Montage Hotel is bringing night life to a new level with entertainment in the lounge by the highly regarded **Rob Gonzalez**. You have to expect great artistry from anyone with two "z's" in their name.

You have to admire how quickly school board candidate **Lisa Korbatov** has become a major contender along with the better known **Jake Manaster**. The two challengers have widely different groups of supporters and are hardly a team entry, but are running imposing campaigns for school board.

The candidate who will be hard to defeat, not only because of her very across the board list of backers, but because she has been a steady voice during a time of turmoil on our board and in the school community, is board president **Nooshin Meshkaty**.

Finally a word of praise to city staff and the whole council for facing up to a real dilemma. What can you do when a new building goes up that does not come close to the designs approved. Or as Councilmember **John Mirisch** put it, we approved a Cadillac and we got a Buick.

The multi-residential property in the south east area, has new owners who will now have to comply with designs approved by the commissions and city council, with some appreciation of the realities involved. But an alert Community Development staff found the discrepancies and acted professionally to remedy a scoff law approach by the owners and developers.

Not the first time in our history for a non-compliance building issue. Years ago, when the Elkins building was completed on North Canon between Little and Big Santa Monica, somehow it was constructed in a non-conforming T Zone, created to prevent construction on land set aside for a possible Beverly Hills Freeway.

Only when **George Elkins** applied for an occupancy permit was he told it could not be issued. When Elkins appealed to the then city council and asked Mayor **Hugh Darling** what he was supposed to do with his new structure, Darling responded: "I would suggest tearing it down one brick at a time." Cooler heads prevailed and Elkins received his permit.

Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.



BHHS Football Team Edges Santa Barbara

Normans To Play In Santa Clarita Valley Friday night.

By Steven Herbert

Beverly High was unable to play mistake-free football as coach Donald Paysinger had hoped, but were still able to defeat Santa Barbara, 17-15, despite losing four fumbles in a nonleague game at Santa Barbara last Thursday night.

In a game where starting quarterback Josh Newman and Kenny Bassett were sidelined because of injuries, the Normans took the lead for good on Adam Lansman's 21-yard field goal with three minutes, 57 seconds left in the third quarter.

Beverly Hills (1-1) increased its lead to 17-9 on A.J. Fortier's one-yard touchdown run with 11:14 remaining. The touchdown was set up on Jon Davidi's 23-yard pass to Frank Brown on a four-and-nine from the Dons' 24-yard line.

R.J. Rosborough threw a four-yard touchdown pass to Mark Perez with 2:23 left for Santa Barbara (0-2). The Dons tried a two-point conversion in an attempt to tie the score, but Rosborough's pass was incomplete.

Santa Barbara regained the ball with less than a minute to play, but were unable to advance past its own 27-yard line before time expired.

The Normans took a 7-0 lead on Davidi's 11-yard touchdown pass to Matt Yashar with 1:42 left in the first quarter.

The Dons scored the only points of the second quarter on Rosborough's 25-yard touchdown pass to Kenny Foster 3:53 before half-time. Alejandro Jimenez's extra point kick was blocked.

Jimenez's 30-yard field goal 2:46 into the third quarter gave Santa Barbara a 9-7 lead. The Dons appeared to score a touchdown on a 31-yard pass from Rosborough to Chase

Chandler later in the quarter, but the play was nullified by a penalty for an illegal block.

What's Next?

The Normans are scheduled to play at Valencia West Ranch (2-1) Friday in a non-league game beginning at 7 p.m.

The Wildcats defeated Lancaster, 34-27, Sept. 11 and Lancaster Eastside, 23-14, last Thursday, following a season-opening 10-8 loss at Oxnard Hueneme. Sept. 4.

Beverly Hills defeated West Ranch, 41-31, last season.

Girls' Tennis

Beverly Hills 12, Palisades 4

Amanda Zalameda, the Normans No. 3 singles player, won her sets 6-0, 6-1, 6-0, while Brianna Morgan and Megan Margolin both won their two singles sets for Beverly Hills before being replaced by substitutes in an intersectional match last Thursday at Beverly Hills.

The Victoria Mamatova-Hillary Munroy and Allison Isaacman-Erika Lee doubles teams both won two of three sets for the Normans. Beverly Hills' No. 3 doubles team of Shelby Bernstein and Nicole Levy was a 6-2 winner in the first round.

Morgan won her sets 6-0, 6-0 and Margolin 6-4, 6-3.

Two sets were not completed.

What's Next?

The Normans are scheduled to play at Manhattan Beach Mira Costa Tuesday in a nonleague match beginning at 3 p.m.

Girls' Cross Country

Phil Ryan Invitational

Raquel Heffin was the race winner and fellow Beverly Hills senior Gitla Shooster finished third Sept. 16.

Heffin completed the three-mile course through Lacy Park in San Marino in 19:30, 19 seconds ahead of runner-up Jessica Osorio of Moreno Valley Valley View. Shooster was third in 20:16.

The Normans were second in the team competition with 65 points. Valley View won with 25.

Boys' Cross Country

Phil Ryan Invitational

Ali Hatcher was Beverly Hills' top finisher, finishing 12th in 17:37 Sept. 16 in a race won by Jason Pang of Montebello Cantwell in 16:34.

The Normans were third in the team competition with 102 points. Valley View won with 25, while Alhambra was second with 95.

The meet was Beverly Hills' first under new coach Jeff Fisher.

What's Next?

The Normans are scheduled to compete in an Ocean League meet today at Kenneth Hahn State Recreation Area in Baldwin Hills beginning at 3 p.m. and the South Bay Cup Wednesday at 2:30 p.m. at Columbia Park in Torrance.

Girls' Volleyball

Westlake def. Beverly Hills, 15-25, 11-25, 25-19, 25-15, 15-12

The Normans were unable to close out their season-opening nonleague match Sept. 10,

despite winning the first two games at Westlake.

"It was disappointing," Beverly Hills coach Marla Weiss said. "We felt we had many opportunities to put the match away."

The Normans had "a difficult time running the middle attack," Weiss said.

"It was very nice to know that we could compete with such a high-quality team... with really only having a one-dimensional attack and not having the broader attack with the outside, middle and back sets," Weiss said.

Beverly Hills got "outstanding efforts" from outside hitters Mallory Smith (13 kills) and Julia Ayeroff (12 kills), Weiss said.

Setter Brianna Prince had 31 assists and 12 digs, while libero Emily Rosen had 18 digs for the Normans.

Crescenta Valley def. Beverly Hills, 18-25, 25-11, 19-25, 26-24, 15-12

The Normans had a 22-17 lead in Game 4, then had a hard time receiving serve in the fourth game and "didn't have enough effort" in Game 5 in a nonleague match at Crescenta Valley Sept. 15, Weiss said.

Middle blocker Tamara Skootsky had 10 kills and six service aces, opposite hitter Syline Kim seven kills, Prince 14 digs and libero Annie Math, playing in place of Rosen who was sidelined by illness, 11 digs for Beverly Hills.

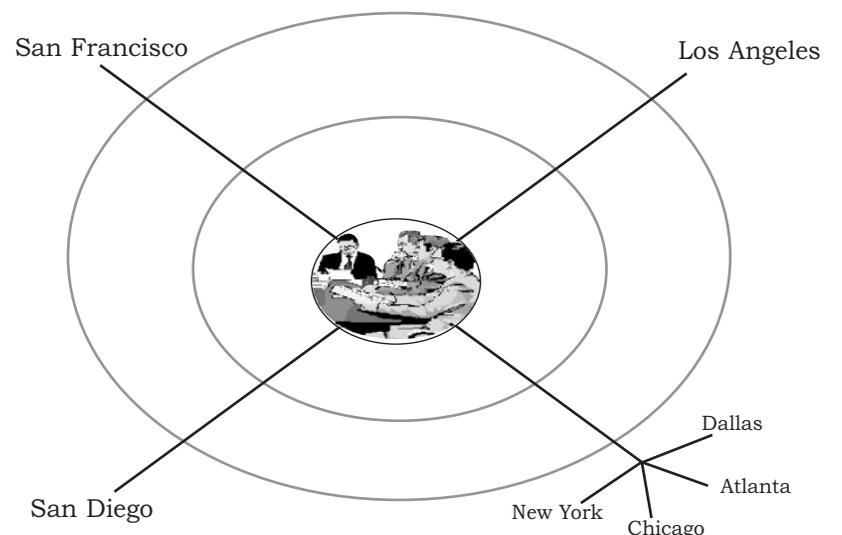
Steven Herbert has covered Beverly High sports for the Beverly Hills Weekly since 1999. He welcomes feedback and suggestions. He can be reached by e-mail at StvHerbert@aol.com, by telephone at (310) 275-7943 or by fax at (310) 273-4519.

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coverstory

MESHKATY EVICTION RAISES RESIDENCY QUESTIONS

Board candidate and spouse were evicted from a West L.A. apartment while her daughter was simultaneously enrolled at El Rodeo

By Kimberly Cheng



Meshkaty: Won't answer the Weekly's questions

Court documents obtained by the Weekly reveal Board of Education candidate Nooshin Meshkaty was evicted in 1994 from a West Los Angeles apartment while her daughter was simultaneously enrolled at El

Rodeo School.

The judgment takes on new life given comments Meshkaty made during Tuesday night's Board of Education meeting that illegally registered students are a more significant problem to the BHUSD than permit students.

The state judgment and lien document dated March 14, 1994 shows that Meshkaty and her husband Yar — who is a Coldwell Banker real-estate agent — rented an apartment in the Monterey Plaza located at 11701 Texas Ave. (See photo on cover)

Meshkaty and her husband, under his legal name "Shahryar," are the only occupants named in the complaint.

According to her re-election ballot statement, Meshkaty — who is the current Board of Education president — has lived in Beverly Hills for 32 years. Meshkaty immigrated to the U.S. in 1977, so this would mean 32 consecutive years since 1977.

Her daughter, Azadeh, was born in 1986 and enrolled at El Rodeo in 1991.

In the early 1990s, unlike today, inter-district permits were rarely granted to non-residents of Beverly Hills, with the exception of children of faculty or staff. Neither Meshkaty nor her husband were employed by the BHUSD.

Residing outside BHUSD boundaries was then, and still is today, grounds for student expulsion. There is no evidence Meshkaty had a permit at that time. A Beverly Hills resident would not need a permit.

In a Feb. 2003 Weekly article, issue 176, Meshkaty was featured in a Valentine's Day profile of Beverly Hills couples.

"They were married before hundred of guests on November 16, 1985 ... before moving into Yar's Westwood apartment," the article states, contradicting Meshkaty's 32-year residency claim.

spokesman Robert Knowles said Meshkaty's current Beverly Hills residence was purchased in 2004.

Meshkaty was automatically elected to the Board in 2005 when the election was cancelled due to a lack of candidates.

Although ballot statements are not signed under penalty of perjury, a candidate can be removed from the ballot on the legal basis of making false statements, said Attorney Fred Woocher, who specializes in public interest, including election law.

"It provides legal grounds for challenging [the results of the election], and, in fact, it is a criminal provision of the elections code, but you would have to show the elements of the crime itself," said Woocher. "If they're able to show clear and convincing evidence that the statement was not truthful or misleading, then a lawsuit can be filed by any third party or the election official."

Woocher said. "But you would not necessarily have to show that the misstatement somehow affected the results of the election."

Pursuant to the election code, there is 10-day period after a candidate makes a statement and the ballot statements are distributed to the public in which the election official or any voter can file a lawsuit to have the false statement removed. After the 10-day period, no action can be taken to remove the statement.

The 32-year residency claim was also repeated in a political brochure Meshkaty mailed to voters prior to her Sept. 12 campaign kickoff. (See adjoining materials)

The eviction complaint against Meshkaty was filed on Feb. 22, 1994, and a writ of execution — a court order granting the plaintiff possession of the property — was issued to Los Angeles County on June 22, 1994, according to the case summary.

The state judgment and lien document was filed under "forcible entry/detainer," which is an action that a landlord can take if the existing occupant refuses to leave after appropriate notice.

Complaints against tenants can be filed one day after nonpayment of rent by serving a three-day notice demanding payment.

"If you walk into a market, can you tell the people in the market that you'll pay for that steak in the next day and take it with you?" said Eviction Attorney Dennis Block, who is not affiliated with this case. "I wouldn't imagine that markets are any different than any other business, and it certainly is a business when you're dealing with landlords."

Landlords typically wait anywhere from seven to 10 days to file a complaint, though Block said he has handled cases where landlords wait months, sometimes even years, depending on the circumstances.

"People just sit, and it doesn't matter about responsibility or ethics," Block said. "They'll just continue to try to rape and tillage the landlord as much as they can."

Nonpayment of rent, however, is just one of many grounds for eviction, which usually results one month after a complaint has been filed if the tenant doesn't fight the case. If the tenant fights the complaint, it could take several months.

Other reasons for tenant evictions include illegal activities within the premises, alterations made by the tenant to the property and ongoing complaints from other tenants.

Ronald Weiss, attorney for the plaintiff — which was listed as Monterey Plaza Apartments — in Meshkaty's eviction case, said he could not comment because the case files were in storage.

Property managers of the Monterey Plaza Apartments did not return phone messages from the Weekly as of press time.

Meshkaty returned calls but refused a phone or in-person interview.

During Tuesday night's board meeting, Meshkaty said the district needed to crack-down on individuals using false Beverly Hills addresses and suggested using an anonymous tip hotline, as well as a verification process for Beverly High freshmen, to report illegal registrations.

CALIFORNIA JUDGMENT AND LIEN FILINGS	
Debtor Information	
Debtor 1	Name: MESHKATY, NOOSHIN SSN: 562-55-XXXX Address: 11701 TEXAS AVE APT 111 LOS ANGELES, CA 90025-1674 LOS ANGELES COUNTY
Debtor 2	Name: MESHKATY, SHAHRYAR SSN: 440-72-XXXX Address: 11701 TEXAS AVE APT 111 LOS ANGELES, CA 90025-1674 LOS ANGELES COUNTY
Debtor 3	Name: MESHKATY, YAR Address: 11701 TEXAS AVE APT 111 LOS ANGELES, CA 90025-1674 LOS ANGELES COUNTY
Creditor Information	Name: MONTEREY PLAZA APTS
Filing Information	Filing State: CALIFORNIA Filing Date: 3/14/1994 Eviction: YES
Filing 1	Filing Number: 94U05435 Filing Type: FORCIBLE ENTRY/DETAINER Filing Date: 3/14/1994 Filing Court: LOS ANGELES MUNICIPAL - LA COUNTY Filing County: LOS ANGELES Filing Office: CA

Source: L.A. County Court documents

Family & Education

- 32 Year Beverly Hills Resident
- USC: B.S. ('83) & M.S. ('85) Computer Science
- Beverly Hills High School Graduate: 1979
- CSBA: Masters in Governance
- Married 23 years to Yar Meshkaty (Beverly Hills Commissioner)
- Children: Azadeh (BHHS '04), Shahyad (BHHS '08), Camyar (BHHS '10)

Source: Meshkaty campaign brochure, Sept. 2009

Marcia Ventura, a media representative from the Los Angeles County Registrar-Recorder/County Clerk's office, said Meshkaty did not have voter registration prior to Feb. 6, 1999.

Los Angeles County Assessor's Office

Evidence includes proving that the statement is false, was knowingly false, and was made with the intent to mislead voters, all of which violates the elections code.

"Those are all pretty tough hurdles,"

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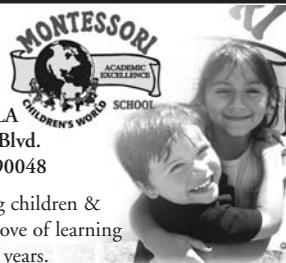
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FICTITIOUS BUSINESS NAME STATEMENT: 20091300359 The following person(s) is/are doing business as: NU-AGE ENTERPRISES; ATMOSPHERE BOOKS & GIFTS; GET UP & GO TRANSPORT 233 S. Victoria Avenue, Los Angeles, CA 90008, PO Box 1605, Chino, CA 91708. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Tenaya L. Dew, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1063

FICTITIOUS BUSINESS NAME STATEMENT: 20091300039 The following person(s) is/are doing business as: KINI MAGIC TRAVEL, ELITE TRANSPORTER CORPORATION, 650 Ocean Park Blvd, Suite 8, Santa Monica, CA 90405; JAN C BAART 650 Ocean Park Blvd #8, Santa Monica, CA 90405. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Araceli Sanchez, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1064

FICTITIOUS BUSINESS NAME STATEMENT: 20091299306 The following person(s) is/are doing business as: EXCEL CASSETS 916 W Beach Ave #205, Inglewood, CA 90302; PO Box 52, Inglewood, CA 90306. ARACELI SANCHEZ 916 W Beach Ave #205, Inglewood, CA 90302. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Araceli Sanchez, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1064

FICTITIOUS BUSINESS NAME STATEMENT: 20091299298 The following person(s) is/are doing business as: LALA APAREL 1322 Amherst Street, Suite 6, Los Angeles, CA 90025; BENJAMIN ESFANDI 260 Mckingbird Lane #2, Pasadena, CA 91103; ARASHI ESFANDI 1322 Amherst Street #6, Los Angeles, CA 90025. The business is conducted by: A GENERAL PARTNERSHIP. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Benjamin Esfandi, President. The Registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1065

FICTITIOUS BUSINESS NAME STATEMENT: 20091298414 The following person(s) is/are doing business as: DMC LOGISTICS II 13914 Ramona Ave, Hawthorne CA 90250; DIANA GOMEZ 13914 Ramona Ave, Hawthorne, CA 90250. The business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name or names listed above on 8/24/09. Signed: DMC Logistics II, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1066

FICTITIOUS BUSINESS NAME STATEMENT: 20091298684 The following person(s) is/are doing business as: BRIAN LESLIE 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. MAYFLOWER BALLROOM, INC 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1067

FICTITIOUS BUSINESS NAME STATEMENT: 20091298684 The following person(s) is/are doing business as: BRIAN LESLIE 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. MAYFLOWER BALLROOM, INC 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1068

FICTITIOUS BUSINESS NAME STATEMENT: 20091298685 The following person(s) is/are doing business as: AUBREY SINCLAIR 8726 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. MAYFLOWER BALLROOM INC 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1078

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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1069

FICTITIOUS BUSINESS NAME STATEMENT: 20091298686 The following person(s) is/are doing business as: USE EAGLE ASSOCIATES 20707 Anza Ave #266, Torrance, CA 90503. MAYFLOWER BALLROOM INC, 827 S. Sepulveda Blvd #D841, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1070

FICTITIOUS BUSINESS NAME STATEMENT: 20091298687 The following person(s) is/are doing business as: HINDRY AUTOMOTIVE INC 7807 Hindry Ave, Los Angeles, CA 90045. MAYFLOWER BALLROOM CONSULTING INC 7807 Hindry Ave, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Consulting Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1071

FICTITIOUS BUSINESS NAME STATEMENT: 20091298688 The following person(s) is/are doing business as: HINDRY AUTOMOTIVE INC 7807 Hindry Ave, Los Angeles, CA 90045. MAYFLOWER BALLROOM CONSULTING INC 7807 Hindry Ave, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Consulting Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1072

FICTITIOUS BUSINESS NAME STATEMENT: 20091298689 The following person(s) is/are doing business as: EAGLE MEDIA USA INC 7807 Hindry Ave, Los Angeles, CA 90045. MAYFLOWER BALLROOM CONSULTING INC 7807 Hindry Ave, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Consulting Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1073

FICTITIOUS BUSINESS NAME STATEMENT: 20091298690 The following person(s) is/are doing business as: MY SHADOW HOLDINGS, INC 7807 Hindry Ave, Los Angeles, CA 90045. MAYFLOWER BALLROOM CONSULTING INC 7807 Hindry Ave, Los Angeles, CA 90045. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Mayflower Ballroom Consulting Inc, President; Mark L Sinaguilla, AIF. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1074

FICTITIOUS BUSINESS NAME STATEMENT: 20091314283 The following person(s) is/are doing business as: SHERMAN OAKS TABLE TENNIS CLUB 5956 Van Nuys Blvd, Sherman Oaks, CA 91423. GEORGE JT SANCHEZ 14801 Northhoff St #109, Panorama City, CA 91402. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: George JT Sanchez, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1075

FICTITIOUS BUSINESS NAME STATEMENT: 20091314558 The following person(s) is/are doing business as: ECLIPSE HAIR SALON 6354 Vineland Ave, North Hollywood, CA 91604. HAKOP DEMIRCHYAN 7843 Melita Ave, North Hollywood, CA 91605. GRIGOR DEMIRCHYAN 7838 Bellaire Ave, North Hollywood, CA 91605. The business is conducted by: A GENERAL PARTNERSHIP. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Hakop Demirchyan, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1076

FICTITIOUS BUSINESS NAME STATEMENT: 20091327248 The following person(s) is/are doing business as: KNEB CONSTRUCTION 6360 Van Nuys Blvd #106, Van Nuys, CA 91401. KAREN HAYRAPETIAN 6360 Van Nuys Blvd #106, Van Nuys, CA 91401. The business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name or names listed above on 7/28/04. Signed: Karen Hayrapetian, Owner. 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: 8/28/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1077

FICTITIOUS BUSINESS NAME STATEMENT: 20091328811 The following person(s) is/are doing business as: HRP CO, 19350 Sherman Way #325, Reseda, CA 91335. ROBAIR FARAA 19350 Sherman Way #325, Reseda, CA 91335. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Robair Farag, Owner. 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: 8/28/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1078

FICTITIOUS BUSINESS NAME STATEMENT: 20091314104 The following person(s) is/are doing business as: VINCENT 20134 Leadwell Street #147, Winnetka, CA 91306. ALFREDO SOLIZ 20134 Leadwell Street #147, Winnetka, CA 91306. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Alfredo Soliz, Owner. 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: 8/26/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1079

FICTITIOUS BUSINESS NAME STATEMENT: 20091313371 The following person(s) is/are doing business as: D'WOOD TALE AND STONE 7340 McLaren Ave, West Hills, CA 91307. JEFFREY MICHAEL CAPRA 7340 McLaren Ave, West Hills, CA 91307. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Jeffrey Michael Capra, Owner. 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: 8/26/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1080

FICTITIOUS BUSINESS NAME STATEMENT: 20091299022 The following person(s) is/are doing business as: RAVISHING HAIR RESISTE 13921 Bessemer #24, Van Nuys, CA 91401. DOMINIC JOHNSON 13921 Bessemer #24, Van Nuys, CA 91401. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Dominic Johnson, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1081

FICTITIOUS BUSINESS NAME STATEMENT: 20091299292 The following person(s) is/are doing business as: CHICKEN FUECO 1225 Sherman Way, North Hollywood, CA 91605. CHICKEN FUECO 114 Lauderdale Ave, La Crescenta CA 91214. RUTDOW JIRAPRAPSULLE 114 Lauderdale Ave, La Crescenta, CA 91214. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Rutdow Jiraprasul, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1082

FICTITIOUS BUSINESS NAME STATEMENT: 20091299289 The following person(s) is/are doing business as: AMAZING HATS 8071 Tampa Ave, Northridge, CA 91324. METIN KILCI 10184 Commerce Ave #1, Tulung, CA 91042. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Metin Kilci, Owner. 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: 8/24/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1083

FICTITIOUS BUSINESS NAME STATEMENT: 20091314552 The following person(s) is/are doing business as: DORA'S FAMILY CHILDCARE 2763 Cavalier St, Woodland Hills, CA 91364. HOMA BAYBORDI 22763 Cavalier St, Woodland Hills, CA 91364. The business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name or names listed above on 5/7/04. Signed: Homa Baybord, Owner. 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: 8/26/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1084

FICTITIOUS BUSINESS NAME STATEMENT: 20091315058 The following person(s) is/are doing business as: BBB-USA 4821 Lamershin Blvd #F-168, North Hollywood, CA 91601. MARTIN B. KAPANOV 4821 Lamershin Blvd #F-168, North Hollywood, CA 91601. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Martin B. Kapanov, Owner. 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: 8/26/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1085

FICTITIOUS BUSINESS NAME STATEMENT: 20091319859 The following person(s) is/are doing business as: BAGELS IN BABES 7033 Vanalden Ave, Reseda, CA 91355. ADAM FREEDMAN 7033 Vanalden Ave, Reseda, CA 91355. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Adam Freedman, President. The Registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/27/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1086

FICTITIOUS BUSINESS NAME STATEMENT: 20091320405 The following person(s) is/are doing business as: PRIMROSE CLOTHING 17424 Strathern St, Northridge, CA 91325. PHYONG TRAN 17424 Strathern Street, Northridge, CA 91325. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Phuong Tran, Owner/President. The Registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/27/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1087

FICTITIOUS BUSINESS NAME STATEMENT: 20091320844 The following person(s) is/are doing business as: MANSURYAN AND ASSOCIATES INTERIOR DESIGN AND PLANNING 628 Alexander St #1, Glendale, CA 91203. HELEN MANSURYAN 628 Alexander St #1, Glendale, CA 91203. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Helen Mansuryan, Owner. 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: 9/27/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1088

9/24/09-1088

FICTITIOUS BUSINESS NAME STATEMENT: 20091306464 The following person(s) is/are doing business as: LIBERTAS 2416 W. Victory Blvd #225, Burbank, CA 91506. LIBERTAS DESIGNS 623 Sunset Ave, Venice, CA 90291. SAVANNAH AUGER 623 Sunset Ave, Venice, CA 90291. The business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2009. Signed: Savannah G. Auger. 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: 8/25/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1089

FICTITIOUS BUSINESS NAME STATEMENT: 20091306686 The following person(s) is/are doing business as: DGS TRANSPORTATION 10159 Odessa Ave, North Hills, CA 91343. DENNIS GLENN SCANLAN JR 10159 Odessa Ave, North Hills, CA 91343. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Dennis Glenn Scanlan, Owner. 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: 8/25/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1090

FICTITIOUS BUSINESS NAME STATEMENT: 20091307804 The following person(s) is/are doing business as: A-1 CLEANERS 12902 7 Victory Blvd, North Hollywood, CA 91606. MUSIC FOR YOU- SARKIS SARKISYAN 12702 Vanowen St, North Hollywood, CA 91606. The business is conducted by: A CORPORATION. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Sarkis Sarkisyan, Owner. 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: 8/25/09. 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: 9/03/09, 9/10/09, 9/17/09, 9/24/09-1091

FICTITIOUS BUSINESS NAME STATEMENT: 20091300176 The following person(s) is/are doing business as: PERFUME DISCOUNT OUTLET 14650 Parthenia St, W-15, Panorama City, CA 91402. SUNNY MALHOTRA 13033 Quail Ct, Rancho Cucamonga, CA 91739. The business is conducted by: AN INDIVIDUAL. Registrant has not commenced to transact business under the fictitious business name or names listed above. Signed: Sunny Malhotra, Owner. 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: 8/24/09. 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

GRAPHICS, 12430 RIVERSIDE DR, NORTH HOLLYWOOD, CA 91607

The fictitious business name referred to above was filed on 4/17/2008 in the county of LOS ANGELES. Original file number, 20080677015.

The full name of registrant: E & J AIRCRAFT LOGISTICS CORP, (CALIFORNIA) 6827 LASAINE AVE, VAN NUYS, CA 91406

This business is conducted by: CORPORATION

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

/s/ E & J AIRCRAFT LOGISTICS CORP, JOSEPH GABRIEL, VICE-PRESIDENT

LA150099 BEVERLY HILLS WEEKLY 9/17,24,10/1,8,2009

FILE NO. 20091398275

FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: ACCENT ON HEALTH, 18559 DEVONSHIRE ST, NORTHRIDGE, CA 91324 (LOS ANGELES). The full name of registrant(s) is/are: GRACE HEALTH FOOD INC., (CALIFORNIA) 18559 DEVONSHIRE ST, NORTHRIDGE, CA 91324. This Business is being conducted by a/an: CORPORATION. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

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

/s/ GRACE HEALTH FOOD INC., BY: PAUL KIM, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on 9/14/09 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED 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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

LA150158 BEVERLY HILLS WEEKLY 9/17,24,10/1,8,2009

FILE NO. 20091356906

FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: LIQUOR LICENSE CONSULTANTS, 1237 WESTERN AVE, GLENDALE, CA 91201 (LOS ANGELES). The full name of registrant(s) is/are: FRANCES MERON, 1237 WESTERN AVE, GLENDALE, CA 91201. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: SEPTEMBER 3, 2009.

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

/s/ FRANCES MERON, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on 9/3/09 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED 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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

LA150043 BEVERLY HILLS WEEKLY 9/10, 17, 24, 10/1, 2009

NOTICE OF PETITION TO ADMINISTER ESTATE OF RINA P. KLEIN aka RINA PAKULA KLEIN, RINA JOY KLEIN and RINA JOY PAKULA-KLEIN Case No. BP118404

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RINA P. KLEIN aka RINA PAKULA KLEIN, RINA JOY KLEIN and RINA JOY PAKULA-KLEIN

A PETITION FOR PROBATE has been filed by Gary M. Klein in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Gary M. Klein 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 Oct. 26, 2009 at 8:30 AM in Dept. No. 9 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 deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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:
VICKI FISHER MAGASINN ESQ
SBN 76405
AMANDA MORRISON ESQ
SBN 251580
MAGASINN & FELDMAN

4640 ADMIRALTY WAY

STE 402

MARINA DEL REY CA 90292-6617
Beverly Hills Weekly
CN823765 KLEIN Sep 10,17,24, 2009

**NOTICE OF SHERIFF'S SALE
IN RE: ESTATE OF
ROBERT J. NEWSTAT
CASE NO: POS0900002 R**

Under a writ of Execution issued on 03/04/09. Out of the SUPERIOR COURT, of the County of SAN BERNARDINO, State of California, on a judgment entered on 01/05/09.

In favor of STAR INVESTMENT HOLDINGS, INC. and against LEDERMAN, RONALD showing a net balance of \$ 406,217.75 actually due on said judgment. (Amount subject to revision)

I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows:

LOT 15 OF BLOCK 106 OF BEVERLY HILLS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85, PAGES 86 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Commonly known as: 528 N. HILLCREST ROAD, BEVERLY HILLS, CA 90210

Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on THURSDAY, 10/22/09, 10:00 AM at the following location.

STANLEY MOSK COUNTY COURTHOUSE
111 N. HILL STREET, ROOM 125B
LOS ANGELES, CA90012

(X) This sale is subject to a minimum bid in the amount of \$ 0.00. (Subject to revision)

Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney
KLARY PUCCI, ESQ.,
LAW OFFICES OF KLARY PUCCI
6310 SAN VICENTE BLVD.
LOS ANGELES, CA 90048

Dated: 09/10/09

Branch: Los Angeles

LEROY D. BACA, Sheriff

By: ELLEN M. CASTILLO, Deputy

Operator Id: E014397

Para obtener esta informacion-traduccion en Espanol llame a este numero: (213) 974-6613

NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)

Beverly Hills Weekly

CN826481 POS0900002 R Sep 17,24, Oct 1, 2009

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGARET MCKENZIE CASE NO. BP118539

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

A PETITION FOR PROBATE has been filed by KENNETH W DONNELLY in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KENNETH W DONNELLY be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/15/09 at 8:30AM in Dept. 11 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 four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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
JAMES M. HASSAN, ESQ.
MUSICK PEELER & GARRETT
ONE WILSHIRE BLVD #2000
624 S. GRAND AVE.

LOS ANGELES CA 90017

9/17, 9/24, 10/1/09

CNS-1690573#

APN No. 4335-029-101 TS# 08-3017 NOTICE OF TRUSTEES SALE You are in default under a Notice of Delinquent Assessment dated 09/10/08. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On October 15, 2009 at 11:00 A.M., CALIFORNIA LIEN SERVICES, as the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment recorded on 09/16/08 as Instrument No. 08-1664053 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Karen Khudoyan, a married man as his sole and separate property, and the Clifton Terrace Homeowners Association, as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, payable in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. At: the South Weddington Park, 10600 Bluffside Dr., across the street from the front entrance of Universal City Studios, North of the MTA parking lot, Universal City, CA 91618-8626 all right, title and interest conveyed to and now held by it under said Notice of Delinquent Assessment in the property situated in said County, California, describing the land therein: Unit 16 of Lot 1 of Tract No. 24282 in Book 755, Pages 11-19. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 175 N. Swall Dr., #304, Beverly Hills, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Assessments secured by said Notice of Delinquent Assessment, with interest thereon, as provided in said Notice of Delinquent Assessment, advances, if any, under the terms of the Notice of Delinquent Assessment, estimated fees, charges and expenses of the Trustee and of the trusts created by said Notice of Delinquent Assessment, to wit: \$9,541.06 (Estimated). Accrued interest and additional advances if any, will increase this figure prior to sale. The claimant under said Notice of Delinquent Assessments heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Delinquent Assessment and Election to Sell. The undersigned caused said Notice of Delinquent Assessment and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **THIS PROPERTY IS BEING SOLD SUBJECT TO A 90 DAY REDEMPTION PERIOD DUE THE TRUSTOR.** Date: 09/18/09 **CALIFORNIA LIEN SERVICES** 11054 Ventura Blvd., Box 342 Studio City, CA 91604 (818) 985-9382 K. Cady, as Agent

Beverly Hills Weekly

CN826732 08-3017 Sep 24, Oct 1,8, 2009

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BLAKE JAMIESON SNYDER CASE NO. BP118649

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BLAKE JAMIESON SNYDER. A PETITION FOR PROBATE has been filed by FLORENCE F. SNYDER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that FLORENCE F. SNYDER be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/19/09 at 8:30AM in Dept. 11 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 four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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

CAMERON WILLIAMS
PALARZ & WILLIAMS, LLP
1880 CENTURY PARK EAST #315
LOS ANGELES CA 90067-1666
9/24, 10/1, 10/8/09
CNS-1695613#

**CITY OF BEVERLY HILLS
PUBLIC WORKS & TRANSPORTATION – PROJECT ADMINISTRATION
345 FOOTHILL ROAD
BEVERLY HILLS, CALIFORNIA 90210**

LEGAL NOTICE - BIDS WANTED

GREYSTONE PARK PHASE 3 SITE IMPROVEMENTS

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. Date of Request:
September 24, 2009
Bid Number:
10-12

c. Item Description: Improvements to the southwestern portion of Greystone Park including selective demolition, grading, site drainage, retaining walls, site paving, underground electrical, irrigation, landscape planting and other trades associated with site improvements to the facility located at Greystone Estate, 501 Doheny Road, Beverly Hills California 90210.

d. Obtaining Bid Documents: A copy of the Bid Package may be obtained by mail or in person from the Department of Public Works & Transportation - Project Administration, 345 Foothill Road, Beverly Hills, CA 90210, telephone number 310-288-2823. The bid package including plans and specifications may also be viewed on, and downloaded from the City's web site: www.beverlyhills.org: shortcuts: bid information: bid number 10-12.

e. Bid Opening:
Wednesday – October 28, 2009 at 2:00 p.m.

f. Due Date and Location for Submittals: Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerks Office, 455 North Rexford Drive, Room 190, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephone, FAX, etc.) are NOT acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 10-12: GREYSTONE PARK PHASE 3 SITE IMPROVEMENTS.**

g. Contractor's License: In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class B-1 or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

h. Liquidated Damages: There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. Prevailing Wages: In accordance with the provisions of Sections 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all persons employed on the project by the Contractor sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." These documents can be reviewed in the office of the City Clerk or may be obtained from the State.

j. Prebid Conference Date and Location: A mandatory pre-bid conference will be held on

k. **Bid Security:** Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

l. **Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. Time of Completion: **The contractual completion time** shall be 150 calendar days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, ten percent (10%) of any progress payment will be withheld as a retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** A bidder or potential bidder who has a procedural question may call Julio Guerrero at telephone number 310-288-2823. A substantive question must be submitted in writing, and a copy of that question plus a written response to it will be FAXed or mailed to all parties who have obtained a bid package.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

**ORDINANCE NO. 09-O-2568
AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ADD REGULATIONS REGARDING THE FEEDING AND CARE OF FERAL CATS
THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS ORDAINS AS FOLLOWS:**

Section 1. A new Article 5 (Regulations Pertaining to Feral Cats) is hereby added to Chapter 2 of Title 5 of the Beverly Hills Municipal Code to read as follows:

"Article 5. Regulations Pertaining to Feral Cats

5-2-500: Trap-Neuter-Return Program Purpose and Applicability.

A program is hereby adopted to control feral cat populations in certain areas of the City of Beverly Hills ("City"), and to address associated health and safety hazards, and other impacts in the City. The program was developed in a collaborative effort with community residents and feral cat Trap-Neuter-Return (TNR) program professionals. The program shall be known as the City of Beverly Hills Feral Cat TNR Program.

5-2-501: Applicability of Feral Cat TNR Program.

A. Permits may be issued under this Article only for TNR activities in the Central Area of the City as depicted in the City's zoning map.

B. No feeding and/or trapping activity shall be permitted within 1000 feet of the perimeter of any City park.

5-2-502: Definitions.

For the purposes of this Article, the words and phrases set forth in this section shall be construed as defined herein.

A. "Cat" means a member of the species *Felis catus*.

B. "Director" means the Director of Community Development or his/her designee.

C. "Feral Cat" means a cat that lives permanently outside of a domestic home and is not owned and cared for as a typical companion animal or pet, as a result of having been born feral, abandoned by an owner, or rendered homeless, wild or stray by any other means.

D. "Feral Cat Caregiver" means any person who:

1. feeds feral cats, humanely traps feral cats, provides care, including shelter or medical care, to the feral cats, or any combination of the foregoing activities, and works in cooperation with a TNR Partner permitted by the City; and

2. is registered with a permitted TNR Partner and has proof of such registration.

E. "Food" as well as "Feeding" includes water.

F. "Trap-Neuter-Return," also referred to as "TNR" is the practice whereby Feral Cats are humanely trapped by Feral Cat Caregivers or TNR Individuals, taken to a veterinary hospital or spay-neuter facility where they are sterilized and vaccinated, ear tipped, de-fleaed, and adopted or returned to their Colony to be cared for until the end of their natural life.

G. "Trap-Neuter-Return Program Regulations and Guidelines" or "TNR Program Regulations and Guidelines" means the rules adopted by the City Council allowing permitted organizations or individuals to undertake TNR activities, which rules include standards of care and guidelines for implementation activities.

H. "Feral Cat Colony" or "Colony" means a group of cats and the geographic location where that group typically live or where they forage or hunt for food, or are fed and generally cared for by a TNR Partner by associated Feral Cat Caregivers or by TNR Individuals.

I. "TNR Partner" means an organization permitted by the City to engage in implementing TNR via education, training, funding spay-neuter, providing traps, holding spay-neuter clinics, providing long-term Colony care through volunteers or otherwise implementing TNR.

J. "TNR Individual" means a person who is permitted by the City to engage in implementing the TNR Program Regulations and Guidelines on the property of their primary residence without being affiliated with a TNR Partner.

5-2-503: Feeding of Feral Cats Prohibited; Exceptions.

The feeding of feral cats is prohibited in the City of Beverly Hills unless otherwise permitted pursuant to this Article and conducted in accordance with the TNR Program Regulations and Guidelines.

5-2-504: TNR Permit and Application Requirements

A. An annual permit shall be required for any organization or individual that wishes to operate as a TNR Partner or TNR Individual in the City.

B. A separate permit shall be required for each Feral Cat Colony, even if multiple colonies are cared for by the same entity or person.

C. A permit application shall be submitted in the form and with the information required by the City, including the following:

1. TNR Partner Permit Requirements. A completed TNR Partner Permit application form shall be submitted, and accompanied with the following supplemental information:

(a) Applicant contact and address information;

(b) TNR Partner contact and address information;

and

(c) A map of the colony location and colony details to the extent known, including but not limited to an approximate number of;

(i) cats in colony;
(ii) successful spayed-neutered, de-fleaed, and ear tipped cats; and
(iii) successful adoptions;

(d) A map showing the location of each feeder and trapping location.

(e) A list of all Feral Cat Caregivers providing TNR support for the colony, and contact information for each Caregiver.

(f) Feral Cat Caregiver affidavit forms signed by each affiliated Feral Cat Caregiver confirming their receipt of a copy of the City of Beverly Hills Feral Cat TNR Program Regulations and Guidelines and stating that they have read, understand, and will comply with those regulations and guidelines.

(g) If feeding or trapping is proposed on private property, a copy of both the property owner's and the resident's consent agreeing to allow TNR activities on the private property.

(h) If feeding or trapping locations are proposed on public property, proof of comprehensive general liability insurance in a form acceptable to and in an amount determined by the City's Risk Management Department, with the City named as an additional insured. The insurance shall be maintained in force through the life of the permit, including any renewals, and coverage shall not be modified without the consent of the City.

(i) A statement accepting and agreeing to abide by all of the standard conditions of approval set forth in the TNR Program Regulations and Guidelines signed by a duly authorized representative of the TNR Partner.

(j) Envelopes addressed to each owner of property within 150 feet of each proposed feeding and trapping location, with first class postage attached.

(k) Envelopes addressed to the occupant of each residential unit within 150 feet of each proposed feeding and trapping location, with first class postage attached.

2. TNR Individual Permit Requirements.

A completed TNR Individual Permit application form shall be submitted, and accompanied with the following supplemental information:

(a) Applicant contact and address information;

(b) TNR Individual's contact and address information;

(c) A map of the colony location and colony details to the extent known, including but not limited to an approximate number of;

(i) cats in colony;
(ii) successful spayed-neutered, de-fleaed, and ear tipped cats; and
(iii) successful adoptions;

(d) A map showing the location of each feeder and trapping location.

(e) Feral Cat Caregiver affidavit forms signed by each TNR Individual confirming their receipt of a copy of the City of Beverly Hills Feral Cat TNR Program Regulations and Guidelines stating that they have read, understand, and will comply with those regulations and guidelines; and
(f) A statement accepting and agreeing to abide by all of the standard conditions of approval set forth in the TNR Program Regulations and Guidelines signed by the TNR Individual.

(g) Envelopes addressed to each owner of property within 150 feet of each proposed feeding and trapping location, with first class postage attached.

(h) Envelopes addressed to the occupant of each residential unit within 150 feet of each proposed feeding and trapping location, with first class postage attached.

(i) If feeding or trapping is proposed on property that is not owned by the TNR Individual, a copy of the property owner's consent agreeing

to allow TNR activities on the private property.

5-2-505: Notice and Comment Period—Feeding.

A. Upon determination that an application for a TNR permit is complete for processing, the Director shall provide notice of the application and a ten (10) day comment period by first class mail to the owners of all property and residents within a 150 foot radius of each proposed feeding location.

B. The notice shall include, but is not limited to, the following:

1. The locations of feeding devices;
2. The feeding hours; and
3. Contact information for the TNR Partner and all affiliated Feral Cat Caregivers, or the TNR Individual

C. Notice for feeding devices that are not separated by more than twenty-five (25) feet from another feeding or trapping device may use a single notice, but which shall be mailed to all owners of properties and residents within the 150 foot radius of any device.

D. During the ten (10) day comment period, interested parties may submit written comments to the Director on whether the application meets the criteria of this Article or may submit a written objection to the location of the feeder if it is proposed to be placed adjacent to their property.

5-2-506: Notice and Comment Period—Trapping.

A. Upon determination that an application for a TNR permit is complete for processing, the Director shall provide notice of the application and a three (3) day comment period by first class mail to the owners of all property and residents within a 150 foot radius of each proposed trapping location.

B. The notice shall include, but is not limited to, the following:

1. The locations of trapping devices;
2. The trapping hours; and
3. Contact information for the TNR Partner and all affiliated Feral Cat Caregivers, or the TNR Individual

C. Notice for trapping devices that are not separated by more than twenty-five (25) feet from another feeding or trapping device may use a single notice, but which shall be mailed to all owners of properties and residents within the 150 foot radius of any device.

D. During the ten (10) day comment period, interested parties may submit written comments to the Director on whether the application meets the criteria of this Article or may submit a written objection to the location of the trap if it is proposed to be placed adjacent to their property.

5-2-507: Determination on Permit.

A. The determination of whether to issue a permit is a ministerial action. The City shall review permit applications deemed to be in compliance with the TNR Program and Guidelines requirements. The Director shall approve the application unless,

1. The permit application does not comply with the TNR Program and Guidelines requirements;

2. The permit application does not include all of the required information as set forth in this Article;

3. A letter objecting to the location of feeder and/or trap has been submitted by a resident or property owner whose property is adjacent to the proposed location of the feeder and/or trap;

4. A permit has already been issued to another TNR Partner for the same feral cat colony or a feral cat colony located in the same area or general vicinity;

5. The applicant has been previously issued a permit pursuant to this Article and has violated the requirements of this Article or the TNR Program Requirements and Guidelines; or

6. The Director of Public Works has reported that the proposed location of a feeder or trap will interfere with public works activities.

B. Upon approval of a permit application, the Department of Community Development shall issue a permit card(s) to the TNR Partners, Feral Cat Caregivers, and TNR Individuals as applicable. The permit card shall be worn by the permittee and any person conducting TNR activity so that it is clearly visible to another person at all times while conducting TNR activity. Residents and/or property owners personally conducting TNR activity on their own property are not required to wear the permit card.

5-2-508: TNR Permit Conditions.

A. As a prerequisite to receiving approval of a permit for a TNR Partner or a TNR Individual, the TNR Partner or Individual shall agree to comply with the standard conditions of approval set forth in the adopted TNR Program Requirements and Guidelines.

5-2-509: Standards of Care and Responsibilities of TNR Partners, Feral Cat Caregivers, and TNR Individuals.

TNR Partners, Feral Cat Caregivers, and TNR Individuals shall comply with and fulfill the responsibilities and minimum standards of care as set forth in the TNR Program Regulations and Guidelines.

5-5-510: Return of Feral Cats.

The return of feral cats as part of a TNR program is exempt from any abandonment laws because the feral cat is trapped solely for the purpose of neutering or adopting.

5-5-511: Feeding and Trapping Times.

Food may be placed in authorized feeding stations and traps may be placed in permitted locations during the hours set forth in the TNR Program Regulations and Guidelines.

5-2-512: TNR Programs on Public Property; Restrictions.

A. Feeding locations shall be maintained in accordance with the adopted TNR Program Regulations and Guidelines.

B. Recipients of a TNR Individual permit shall not be allowed to feed Feral Cats on public property.

C. Feeding and trapping of Feral Cats in public parks shall not be permitted.

5-2-513: Request to Remove Feeders or Traps Located on Public or Private Property.

A. After the issuance of a TNR Partner Permit, a property owner or resident may submit a request to the Director to request removal of a feeder or trap that is located adjacent to their property or on their private property.

B. Upon receipt of the request, the Director shall notify the permittee. The permittee shall remove the feeder and/or trap within 72 hours of such notice. If the feeder and/or trap is not removed, the City shall cause the feeder and/or trap to be removed without any further notice to the permittee.

C. The Department of Public Works shall receive copies of all applications involving placement of feeders or traps in the public right-of-way. The City at any time may request removal of a feeder or trap located on the public right-of-way by providing notice to the permittee. The permittee shall remove the feeder and/or trap within 72 hours of such notice. If such feeder and/or trap is not removed, the City shall cause the feeder and/or trap to be removed without any further notice to the permittee.

5-2-514: Annual Permit Renewals.

A. Permits may be renewed annually, and requests for renewal shall be submitted at least thirty (30) days prior to expiration of the existing permit on forms approved by the City. The permittee shall have no property interest in the renewal and the permit shall not be renewed if the Director makes any of the determinations set forth in Section 5-2-507, subsection A.

B. Notice pursuant to Section 5-2-505 and 5-2-506 of this Article is not required unless changes in feeder or trap locations or new feeders or traps, or a combination thereof, are requested in conjunction with a renewal.

5-2-515: Permit Modifications.

A. A permittee may request modifications to an existing permit to add or otherwise change the approved locations for feeding, trapping or combination thereof. Modification applications shall be submitted on a form approved by the City.

B. Removal of feeding or trapping locations shall not require permit modification but the permittee shall inform the city of the removal of the location. The permit shall not be modified if the Director makes any of the determinations set forth in Section 5-2-507, subsection A.

C. Permit modifications shall be accompanied with the same documentation required for an initial permit application.

D. Noticing shall be required if a new location is requested for a feeder, trap, or combination thereof. Relocation of any feeder, trap, or combination thereof shall require a new notice to be sent as required by Section 5-2-505 and 5-2-506.

5-2-516: Enforcement.

A. The City may enforce the standards of care applicable to TNR Partners, Feral Cat Caregivers and TNR Individuals in accordance with the City's Administrative Penalty Process or may refer violations of the standards of care to the appropriate TNR Partner or TNR Individual for assistance in correcting the violations. Nothing in this paragraph is intended to restrict the remedies available to the City for a violation of the requirements of this Article or the TNR Programs Regulations and Guidelines.

B. In addition to any other remedy available to the City, the City may revoke the permit of a TNR Partner or TNR Individual if the Director determines that the TNR Partner, TNR Individual or a Feral Cat Caregiver have violated the provisions of this Article or the TNR Program Regulations and Guidelines.

C. Complaints. Any person may file a written complaint with the Department of Community Development regarding any permit issued under this Article. Upon receipt of such a complaint, an investigation will be initiated by the City regarding the allegations in the complaint.

5-2-517: Prohibition Against Release

A cat not trapped through the City's TNR Program is prohibited from being released into the City or otherwise allowed to roam free in the City, whether or not the release occurs on private or public property. Any person violating this section shall be guilty of a misdemeanor punishable in accordance with Section 1-3-106."

Section 2. The City Council has considered the TNR Program and Ordinance and finds that this project is exempt from the requirements of the California Environmental Quality Act ("CEQA"). The project is exempt pursuant to State CEQA Guidelines, 14 Cal. Code Regs Sec. 15307 as an action taken to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. The project is also exempt pursuant to Guidelines Section 15308 as an action to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The project qualifies for these exemptions for the following reasons, among others:

A. The City currently has no regulations regarding feral cats or the management of any colonies that may exist in the City. If the existing condition is allowed to continue, the City Council finds there is a reasonable probability that feral cats will still be fed, but that the other TNR obligations in the Ordinance, which are intended to ensure the eventual decrease in the number of feral cats in the City, likely would not occur, including the trapping, spay/neutering, disease control measures, and removal of adoptable cats, such as kittens, from the colonies. As such, the new regulation of TNR activities in the City will maintain, restore, and enhance the City's natural resources by reducing the number of feral cats, and thereby reducing the predation effects of feral cats on the bird populations in the City, and limit-

ing the amount of fecal matter, including that which might contaminate waters in the City's public rights-of-way. The City Council also finds, for the same foregoing reasons, that the Ordinance constitutes an action to ensure the maintenance, restoration, enhancement or protection of the environment.

B. The City Council finds that TNR activities are appropriate in the Central Area of the City, but not in the Hillside Areas, because the Central Area of the City generally consists of higher density and more urban land uses, whereas, the Hillside Area of the City has more natural areas with the greater likelihood of birds and other wildlife that might be killed by feral cats. Although TNR activities in the Hillside Areas would not lead to a significant environmental impact, under the terms of the Ordinance, feeding of feral cats would be prohibited in the Hillside Area of the City. The City Council finds that limiting the areas of the City in which feeding of feral cats may be permitted further reinforces the conclusion that the Ordinance is a measure to protect not only natural resources but also the environment. The City Council also finds that no native riparian habitat, blue-line streams, or sensitive natural communities are located in the City limits, and as such impacts on such resources will not occur. (See, Draft General Plan Environmental Impact Report, August 2008, at p. 4.3-1.) Nor have endangered or threatened species of birds been observed in the City.

C. The City Council finds that the Ordinance will strengthen the regulatory standards applicable to the management, care, or feeding of feral cats in the City, and based on the lack of existing regulations, the Ordinance does not represent a relaxation of any existing standards. One goal of the Ordinance is, over time, to reduce the number of, and potentially eliminate, feral cats in the City. Based on the evidence in the record, the City Council finds that TNR programs are most successful in reducing feral cat populations when adoption of kittens and cats that can be socialized is emphasized in the Ordinance and program. The City's Ordinance and program expressly encourages cat adoptions to further the goal of decreasing the feral cat population.

D. The City Council considered the evidence in the record regarding the efficacy of TNR programs, and hereby finds that while there is no consensus as to how effective other TNR programs have been in reducing the number of feral cats, there is evidence, including the many comments from persons experienced in TNR activities, to support the conclusion that typical TNR programs can stabilize the number of and eliminate growth in colonies, and over time reduce the number of cats in a colony. The City Council reviewed, and finds credible, the study of the TNR program at the University of Central Florida, which documented a substantial reduction in the number of cats, as described in Evaluation of the effect of a long-term trap-neuter-return and adoption program on a free-roaming cat population, 222 J. Am. Veterinary Med. Assn, 42 (2003), by Julie Levy, David Gale & Leslie Gale. The City Council finds that, with the additional restrictions, limitations, standards of operation, and emphasis on cat adoption, Beverly Hills' TNR Ordinance is designed to be more effective than the other less stringent TNR programs in existence.

E. The City Council finds that stabilizing feral cat populations through the TNR Program will ensure that current impacts that the cats may have on natural resources, including birds, animals, and water quality (from the fecal matter) will not worsen and will, over time, be reduced as colony populations decline.

F. The City Council finds that adopting standards applicable to feral cat caregivers and their activities will require use of best practices to eliminate nuisance or unsanitary conditions that might otherwise exist if the activities were not regulated. These standards include periodic removal of fecal matter from the City's public rights-of-way in the vicinity of feeders, and use of feeders designed to prevent other types of animals from being able to access the feeders. Further, the Ordinance limits the placement of food in the feeders to an amount appropriate to the size of the colony, and requires removal of excess food daily before the earlier of sunset or 8:00 p.m., such that no food may be left in the feeders over night. This will minimize the attraction of other animals to the feeders during nighttime hours.

G. The City Council finds that feeding stations must be designed, constructed, and managed to minimize the attraction of other animals and pests.

H. The TNR Program will result

in vaccinations of feral cats to reduce the spread of disease and the risks associated therewith. The standards of the Program also require testing of certain trapped cats, and a prohibition on the return of cats that are infected with Feline Leukemia Virus (FeLV) or Feline Immunodeficiency Virus (FIV).

I. The Program requires persons conducting TNR activities to provide veterinary care to colony cats, thus if there is a flea infestation severe enough to indicate the need for veterinary care, those conducting the TNR activity would have the duty to provide the necessary care to the cat to address the flea infestation.

J. The City Council finds that there will not be any significant effects on the environment as a result of adoption and implementation of the Ordinance. Further, the City Council finds that to the extent that could be any adverse impacts, such impacts would result from the typical circumstances surrounding the City's exercise of its police powers within a large urban area to protect the health, safety and welfare of the community, including but not limited to when regulating in the arena of animal control. As such the City Council finds that there is no evidence of unusual circumstances that would prevent the City from relying on the categorical exemptions from CEQA set forth in State CEQA Guidelines Section 15307 and 15308.

Based on the foregoing and other substantial evidence in the record, the City Council hereby finds and determines that the Ordinance and Program are exempt from the provisions of CEQA, pursuant to State CEQA Guidelines Sections 15307 and 15308.

Section 3. Persons and organizations currently feeding or otherwise caring for feral cats shall obtain permits within ten (10) days of the effective date of this ordinance, but may continue to feed or otherwise care for feral cats during this ten-day period. If a permit is not obtained within that period of time, feeding and other care activities must cease. Failure to cease activities will be deemed a violation of the City's ordinances and TNR Program.

Section 4. 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 decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 5. The City Clerk is directed to forward a certified copy of this ordinance to the Director of the City of Los Angeles Department of Animal Services.

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.

PASSED, APPROVED and ADOPTED this day of September 15, 2009.

NANCY KRASNE
Mayor of the City of
Beverly Hills, California

ATTEST:

BYRON POPE
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
RODERICK J. WOOD, ICMA-CM
City Manager

Susan Healy Keene, AICP
Director of Community Development

VOTE:
AYES: Councilmembers Mirisch, Brien, Brucker, Delshad and Mayor Krasne
NOES: None
ABSENT: None
CARRIED

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286-Windows
288-Word Processing
289-Lessons
290-Trainer

302-House Unfurnished
304-Apartments Furnished
306-For Rent
308-Condominiums
309-Recreational For Rent
310-Rooms
312-Rentals to Share
314-Hotels/Motels
316-Garages Storage
318-Office Space
320-Commercial
322-Resort Property
325-For Lease

400-499 Real Estate
400-Homes For Sale
401-Real Estate
402-Condominiums
404-Commercial/Industrial
406-Mobile Homes
408-Income Property
410-Lots For Sale
412-Farms/Ranches
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416-Lakeshore Property
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424-Real Estate Wanted
500-599 Employment
500-Employment Opportunities
501-Help Wanted
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516-Business Opportunities
520-Jobs Wanted
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610-For Sale
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