Incoming Rotary Club President Michael Lushing discusses his goals for the club.
"Rent Stabilization Ordinance" [Issue 1019]

Local landlord Dan Yukelson did not mention his affiliation when he wrote about rent stabilization [in last week’s issue]. He is Executive Director of the century-old Apartment Association of Greater Los Angeles. His reticence makes me wonder if his statements are actually too extreme for an organization that bills itself as “the voice of multi family housing.”

Consider his claims. Yukelson calls Beverly Hills “demagogic” for adopting tenant protections commensurate with nearly all of our municipal neighbors and the County too. He says Council “stripped” him of his property rights simply to realize some “short-term political gain.” And he says “abusive” tenants demand “extortion payments” now that landlords can’t summarily kick them out without reason.

None of these claims holds up. First, rent stabilization is neither demagogic nor draconian. It really only affects landlords that would raise rents 10% annually or otherwise abuse their market power to intimidate or evict tenants. For tenants, those most affected would be the very few who pose a real problem to their neighbors or the landlord. On both sides we tend to value stability and we can live with an annual increase at or below the change in consumer prices.

Indeed most landlords and tenants have sat out two years of RSO debate! So the policy changes can’t be too extreme.

Second, the last time I checked Beverly Hills was a property-rights city in a property-rights state within the most property-rights minded nation on earth. Property rights remain in full effect. The municipal code enumerates the twelve lawful reasons to evict a tenant and one of those reasons – “disruptive” behavior – was added in November specifically to protect landlords.

No-fault terminations do require a modest relocation payment that reflects, well, that the termination is through no fault of the tenant. Landlords know the value of a vacancy. The relocation fee is a relative drop in the bucket.

Third, it is difficult to see how politics figured in the City Council’s thinking besides the fact that half of city households rent housing. Their concerns represent not so much a special interest as the predominant interest. There is nothing untoward about that.

But if Yukelson is suggesting some kind of quid-pro-quo then I’d like to know what it could be. The first RSO changes were adopted unanimously by Council in January of 2017 but three of the five sitting Councilmembers weren’t even candidates in the upcoming election. The incumbent candidate most closely associated with rent stabilization — and most vocal about problem landlords — didn’t hold the seat.

For further proof that small-town politics has a way of scrambling expectations, that candidate received more contributions from real estate interests (by far) than any other candidate.

There are other Yukelson claims that need to be debunked. The $2.5M RSO program that he bemoans was actually assessed to cost $1.5M annually (that includes “all costs associated with the Rent Stabilization Program” including enforcement).

Moreover, the RSO program is full cost-recovery: it will cost the general fund zero dollars and tenants will be picking up half the tab anyway. So while Yukelson is be on the hook for the half of the estimated $197 per unit RSO fee, he knows that he’s already paying $56 per unit today. For his additional half-Benjamin he can take comfort that both tenants and landlords will get much more out of the new RSO office.

Finally, my hat is off to Yukelson for having saved, invested, and risked his capital to keep a roof over the heads of his tenants. He does deserve the “respect and appreciation” he mentions because he is properly maintaining a handsome, charming property.

letters cont. on page 3
briefs cont. on page 2

acter-contributing Olympic Boulevard property.
But I would be remiss if I didn’t ask how significant was his risk, really?

Operating margins on multifamily average higher than 65% of rents, says the city’s consultant, with the proportion of cash flow even higher for a small-property owner. Yukelson’s property is likely appreciating at a double-digit rate each year, too. With near-record prices per-square foot paid for multifamily in Beverly Hills today I simply can’t see how rent stabilization has harmed his investment.

Mark Elliot
Beverly Hills

“BHPD Crisis” Groups Blasts Investigation
In an eblast to its membership, the “BHPD Crisis” group has question the independence of the city’s investigation in to BHPD Chief Sandra Spagnoli.

“Why won’t the City Council conduct an Independent Investigation of the Chief?”, reads the headline in the group’s most recent email. The group argues that Spagnoli should be put on administrative leave pending the investigation. Thus far, the Council has been steadfast in their defense of Spagnoli and has refused to do so.

The “BHPD Crisis” group has yet to name a spokesperson, though former Council candidate Vera Markowitz discussed her involvement with the group in the Weekly’s issue #1011.

On multiple occasions, we have previously addressed these baseless assertions brought forward by anonymous sources. The City Council took the complaints made against Chief Spagnoli seriously, and engaged independent firms to investigate them. All members of the Council are familiar with these reports and found no reason to place the Chief on administrative leave. Should new information arise that warrants a different approach, the Council is prepared to act appropriately”, said Keith Sterling, Public Information Officer for the City of Beverly Hills.

BHPOA to Host Pancake Breakfast May 5
The Beverly Hills Police Officers Association will be holding its Annual Police Service Day and Pancake Breakfast on Sunday, May 5 from 8:00 a.m. - 11:00 a.m. in the Civic Center Plaza, 464 N. Rexford Dr. The entire community is invited to attend the complimentary event.

Shiff attends IAWF Soiree
L. to R: Honoree Nazi Eftekhary, Honoree, Bita Daryabari, Congressman Adam Schiff (D-Burbank) and IAWF founder Mariam Khosravani

Congressman Adam Schiff (D-Burbank) was one of many celebrities who turned out for the The Iranian American Women Foundation, dedicated to providing a platform for empowerment among Iranian American women and to provide mentorship for younger generations of Iranians, at a gala event. Women of Influence Soiree, on April 13 at the Beverly Hilton. The inaugural event attracted nearly 400 guests and was a celebration of the achievements of the women of Iranian heritage, and honored the contributions of 15 visionary women who are making a difference in the areas of philanthropy, business, community service, arts, and science. https://www.iawfoundation.org

Sponsors include: SWAT, K-9 and the BHPD Crime Lab. This year’s sponsors include The Rotary Club of Beverly Hills, The Beverly Hilton and Suja Juice.

For further information please contact the Beverly Hills Police Officers Association at 310-550-4551.

Nazarians, Silbersteins honored by Sinai Temple
On Sunday, April 7 Sinai Temple Men’s Club held its 32nd Annual Burning Bush Gala, honoring Sinai Temple members of the women of Iranian heritage, and honored the contributions of 15 visionary women who are making a difference in the areas of philanthropy, business, community service, arts, and science. https://www.iawfoundation.org

Webb Senior Rabbi of Sinai Temple, Rabbi David Wolpe, who spoke of the Nazarian family’s inordinate commitment to family and the Silberstein family’s enduring spirit and embodiment of community. Both couples were celebrated for their unwavering leadership within the walls of Sinai Temple and beyond.

The evening also highlighted and raised funds Emergency Volunteers Project, a 100% volunteer-based non-profit organization that trains and deploys U.S. firefighters to combat flames and crises in Israel. Approximately twenty firefighters joined Sinai Temple members and guests for the Gala. Many of them spoke of their deep love and commitment to the state of Israel. Over $80,000 was raised during the dinner in direct support of EVP.

Additional program highlights included a welcome by Eitan Weiss, Acting Israeli Consul General, moving remarks by Adi Zahavi, Founder/Director of EVP, and firsthand accounts from EVP firefighters, many of whom hail from Greater Los Angeles. Both the Los Angeles and Beverly Hills Fire Chiefs were in attendance at the Gala of over 350 people.

The Nazarians were featured in an exclusive Weekly interview in Issue #1017.

Hamel to Retire from BHPD
After a 33 year career in law enforcement, Lieutenant David Hamel has announced his retirement effective Wednesday, April 17.

Lieutenant Hamel began his career with Costa Mesa Police Department in 1986 as a Police Cadet. He joined the Beverly Hills Police Department on November 7, 2005.

Hamel was assigned to the Detective Bureau in 2007, then to the Special Tactics Unit in 2011 before promoting to Sergeant on September 3, 2011. Dave worked as the Intelligence Unit Sergeant until his promotion to Lieutenant on May 10, 2014. As a lieutenant, Hamel has worked in Patrol, as the Emergency Services Bureau Commander, and the Detective Bureau Commander. He has been a long time Range Master Instructor and he received the Felix Rothschild Award for Meritorious Service in 2009.

Chamber to Feature Prominent Women in Business
The Beverly Hills Chamber of Commerce will host their largest annual event of the year, Innovate Beverly Hills Presented by O’Gara Coach Co., LLC on Thursday, April 25 at the Wallis Annenberg Center for the Performing Arts from 4:30 – 8:30 PM. Welcoming 500 guests, Innovate Beverly Hills will feature prominent women in business – trailblazers, disruptors, thought-leaders, tastemakers – as they engage and inspire our guests and the Beverly Hills community as a whole. Participants include: Laura Schwab, Payal Kadakia, and others.
president, Aston Martin The Americas; Payal Kadakia, executive chairman and founder, ClassPass, artistic director, The Sa Dance Company; Jennifer Ferro, president, KCRW; Sarah J. Kilpatrick MD, PhD, professor and The Helping Hand of Los Angeles endowed chair, chair Department of Obstetrics and Gynecology, associate dean for Faculty Development and Diversity, and event host, Dete Meserve, accomplished creator and producer of independent movies, award-winning television shows and best-selling, award-winning novelist.

The evening will begin with a light cocktail reception filled with networking and sponsor activations. Guests will then be seated in the Bram Goldsmith Theater to enjoy an engaging and inspiring discussion from the featured women business leaders. The program will include special remarks given by Lili Bosse and eclectic performances by The Sa Dance Company, a group known for expressing Indian-American identity through movement inspired by Indian folk, classical, and Bollywood dance as well as jazz, ballet, and contemporary.

Following the stage program, guests are invited to the Terrace Promenade for an elegant reception full of riveting discussions and conversations, and some of the regions’ finest bites and beverages including; buzzbox premium cocktails, Choux Choux, Coral Tree Café, Gratitude Beverly Hills, Icelandic Glacial, Morandell Imports, and Ocean Prime Beverly Hills.

Additional event sponsors include Cedars-Sinai Health System, Kennedy Wilson, Galvin, Gaustad & Stein, LLC | Wealth Management Compass, L.A. Metro, The Very Creative Firm, and Matt Kalin | Marketing & Design.

Tickets are limited and start at $30 for chamber members and $40 for general attendees. For more information on tickets contact info@ibh.org or visit ibh.org/ALOUD.

**Theatre 40 to Present “A Bad Year for Tomatoes”**

Theatre 40 will present “A Bad Year for Tomatoes” May 16-June 16. Fed up with the pressures and demands of her acting career, the famous Myra Marlowe leases a house in the tiny Vermont hamlet of Beaver Haven, and settles down to write her autobiography. She is successful in turning aside the offers pressed upon her by her long-time agent, but dealing with her nosy, omnipresent neighbors is a different matter. In an attempt to shoo them away, and gain some privacy, Myra invents a mad, homicidal sister - who is kept locked in an upstairs room, but who occasionally escapes long enough to scare off uninvited visitors.

The ruse works well, at first, but complications result when the local handyman conceives an affection for “Sister Sadie” (really Myra in a fright wig) and some of the more officious ladies decide it is their Christian duty to save the poor dejected Sadie’s soul. In desperation, Myra announces that her imaginary sibling has suddenly gone off to Boston - which brings on the sheriff, and the suspicion of murder.

The comedy was written by John Patrick (1905-1995). Patrick, the author of dozens of plays, is best known for The Teahouse of the August Moon (for which he received the Tony® Award) and The Hasty Heart. Also a prolific screenwriter, he wrote screenplays for Les Girls (Writers Guild Award winner), The Strange Love of Martha Ivers (Oscar® nomination), The World of Suzie Wong, High Society, The Shoes of the Fisherman, and more.

Lary Eisenberg directs A Bad Year for Tomatoes. He is the Co-Artistic Director of the Lonny Chapman Group Repertory Theatre, where he has directed numerous shows, among them Awake and Sing, Chaim’s Love Song, The Trip to Bountiful, The Poet of New York, Over the River and Through the Woods, and his own play Nautilus, which was adapted into the film Fish Don’t Blink. He won a Drama-Logue Award for directing Isaac Bashevis Singer’s Stories for Children at the West End Playhouse. Also an actor, he recently starred in Tuesdays with Morrie at Sierra Madre Playhouse.

The cast of A Bad Year for Tomatoes includes Diana Angelina, Amanda Conlon, David Datz, Ann Ryerson, Leda Siskind and Jeffrey Winner.

Admission is $35. For more information, visit www.theatre40.org.

**Draft Complete Streets Plan Now Available**

The draft of the Beverly Hills ‘Complete Streets Plan’ is now available for review. The plan represents a year-long, community-driven planning effort and proposes bringing the City up to current mobility standards.

The plan presents a framework for programs, policies and infrastructure projects that will make navigating the city easier, more enjoyable and more equitable across all modes: people on foot, on wheels, riding transit and in cars.

The City invites the community to review the draft and provide feedback on what else should be included. The Draft Plan is available at http://completestreets.beverlyhills.org/ and online input is requested through May 17. Hard copies of the plan are also available in the City Clerk’s office and the Library.

A public meeting will be held on May 8 at 6:00 PM in City Hall, Room 280A to gather additional comments.

For more information, contact transportation@beverlyhills.org or 310-285-1128.

**Good Samaritan Hospital Hosts Free Seminar On Weight Loss Options**

Good Samaritan Hospital will host a free seminar entitled “Weight Loss Options: Everything You Need to Know from Diet to Surgery” on Thursday, May 9, 2019 from 12 p.m. until 1:30 p.m. in the Moseley-Saltvorti Conference Center Sequoia Room on 637 Lucas Avenue in Los Angeles. Lunch will be served and parking will be validated.

For more information and to RSVP please call (800) 472-2737.

**Red Cross LA Tees Up at Sixth Celebrity Golf Classic**

The American Red Cross Los Angeles Region hosted Hollywood celebrities, music legends and world-class athletes at its sixth annual Celebrity Golf Classic this past Monday, April 15. More than 100 golfers took to the greens with the goal of raising awareness and donations to help the local community better prepare for and recover from disasters.

The star-studded lineup included LA Kings captain Anze Kopitar, Grammy-nominated musician Jeffrey Osborne, professional golfer Andia Winslow and “Hawaii Five-0” actor Scott Caan. Nationally acclaimed sports journalist Rich Eisen emceed the post-golf festivities as guests were treated to dinner, an opportunity drawing and an awards ceremony.

“This past year, we all know what happened in this great state of California,” Eisen said. “We all know what happened in our own backyards; we all know what happened in northern California; and we all know the American Red Cross was there.”

The event teamed up celebrities with local first responders, including Santa Barbara firefighters and Santa Monica police officers and firefighters. Also, in attendance were Red Cross LA board chair Scott Olmsted, board members Kathleen and Larry Paul and CEO Jarrett Barrios.

“Thanks to the funds raised by events like the Golf Classic, the Red Cross is able to not only offer relief in the immediate aftermath of disasters, but continue providing care and comfort long after first responders have left the scene,” Barrios said. “As we saw firsthand in Los Angeles after last year’s Woolsey Fire, disaster relief...”
How did you get involved with the Beverly Hills Rotary Club?
I got involved seven – eight years ago. I was born and raised in Beverly Hills, and I wanted to find a philanthropic community organization and I had heard about Rotary in general, and thought that was something I wanted to explore, and albeit it was a perfect match.

The Club meets regularly, on Mondays. Can anyone show up to a meeting?
One of the wonderful things about Rotary is that if you’re a Rotarian anywhere in the world, you are welcome to come to a meeting at any of the 34,000 clubs in the world. If you’re a local that’s curious about Rotary, you actually need to be invited to a meeting by a Rotarian as a guest.

What are some of the projects Rotary has planned in the coming months?
There’s local Rotary, then there’s Rotary International, and we as a club, make donations through our charity fund on a regular basis. On one hand, we make monetary donations to assist around the world, but one of the things that’s important to me as incoming Rotary President is to have my own project, that’s sort of my contribution to the community. A year ago, our president was Myra Lurie, and she brought a group called Music Mends Minds to Beverly Hills, and they meet weekly at Roxbury Park, and it’s for senior citizens who are older; some of them barely can see, some can’t walk, but it’s the power of music to find the life and energy in people. She started the first week and 3 people showed up and now after a couple of years, there’s 50-60 people who show up every Tuesday afternoon. It’s quite a wonderful experience that Myra did in her year, and for me, I’ve thought long and hard about “what can I do to leave another positive impression in the City of Beverly Hills?” I’m working with a gentleman by the name of Warren Brand who has a group called Branded Arts, and they create really wonderful murals, and they do this across the country, and now internationally at different schools and community buildings and they empower people through involvement. People in local communities get involved in creating these murals and I guess it’s really a public art project, and so for my year, I am working with Warren and a Committee to identify a wall in Beverly Hills that we can create one of these public art projects and engage local residents and families to have a hands on experience. The members of the community can all participate and have a hands on experience and make it something very, very special. And the goal is by doing this, is to inspire others in the community to do more of the same.

Are you involved in any other organizations?
I’m involved in many organizations.

For me, I like to be involved where I can actually give up my time and my expertise. I’ve been on the board of the Maple Counseling Center for perhaps 6 or 7 years. I’m involved with an organization called The Forgotten Dogs for these poor little dogs that need homes; so I’m involved in animal charities. By getting involved in Rotary, and my term as President, I’m dedicating that to my parents, Jerry and Gloria Lushing.

How long have you lived/work in Beverly Hills?
I’m actually born and raised in Beverly Hills. I’m 4th generation Los Angeles, and my grandfather and father lived in LA. My father, when he was alive, and my stepmom, lived in Beverly Hills for many, many years. So, that is my home, and I have a very special place in my heart for Beverly Hills as a result of that. Being raised in Beverly Hills, I feel very blessed to be raised in the family that I was raised in. My father was a success in many, many ways. He was very active in the City, he was a Commissioner, he lived in Beverly Hills -- but most importantly, he taught me that life is about giving back. He stressed to my siblings and me that we were very fortunate to have what we have, but to focus on what we can do to help others and also give back. So, charity has always been a very important part of my life, and again, not just writing checks but taking active enrollments.

Tell us about your experience as a broker in this City.
I’ve been in commercial real estate for 37 years, though it doesn’t seem like that long ago when I would ride my bike downtown Beverly Drive, and get air in the tire at the Arco gas station there on the corner – I’d go to Uncle Bernie’s on Rodeo and after school get lemonade from The Lemonade Tree. It just seems like yesterday, and that was a time when Beverly Hills was a wonderful little local city, and now we are one of the coolest international brands in the world. And the real estate prices certainly reflect that; with all of the major acquisitions that have taken place, with all the properties that have exchanged hands on Rodeo Drive. Most of the recent sales have been by LVMH; a lot of the retailers like to own their own real estate, and that is what they have been doing. So, it used to be a nice little local community, and now we’re international – and some people struggle with that change. Some people miss the good old days and some of the old hangouts, but there is progress. And progress means change, and there’s still a flavor and taste of old Beverly Hills and for me, that’s sort of what I hold on to. And it’s wonderful, I have an office on South Beverly Drive, and making that stroll up and down the street every day just brings back wonderful memories of years gone by.

What else would you like our readers to know about you?
I’m engaged to a wonderful woman, by the name of Donna. And, I have two terrific kids. As I mentioned, I’m 4th generation LA and 3rd generation real estate, and my son Justin is 4th generation real estate. It makes me very proud that he’s chosen real estate for his career; and he’s doing quite well. He is 31, and I have a 34 year old daughter by the name of Margaux. And actually, one of my passions is wine, so I actually named my two kids after wines. I’m working with a gentlemen – and some people -- and some people struggle with that change. Some people miss the good old days and some of the old hangouts, but there is progress. And progress means change, and there’s still a flavor and taste of old Beverly Hills and for me, that’s sort of what I hold on to. And it’s wonderful, I have an office on South Beverly Drive, and making that stroll up and down the street every day just brings back wonderful memories of years gone by.

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This fictitious name statement expires five years from the date it was filed or, in the office of the county clerk of a county in this state of a fictitious business name in violation of the rights of another under Federal, state, or common law (see Section 14411, et seq., Business and Professions Code) as published in the Official California Register on 3/15/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registered owner or person conducting business under the fictitious business name shall continue to publish the name at least once each week for six successive weeks prior to the date set for hearing on the petition in the following Court at the hearing indicated below to show cause, if any, why the petition for change of fictitious business name or names listed here on: N/A. Signed: TATEVIK BAGHDASARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on 3/15/19.

FICTITIOUS BUSINESS NAME STATEMENT 2019 061752 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is/are doing business as: MEDSCAN. 521 E GARFIELD AVE #5 GLENDALE, CA 91205. The following person(s) is/are doing business as: MEDSCAN. 521 E GARFIELD AVE #5 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has been doing business under the fictitious business name or names listed hereon: 01/2017. A new Fictitious Business Name Statement must be filed before this time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, state, or common law (see Section 14411, et seq., Business and Professions Code) as published in the Official California Register on 3/15/19. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registered owner or person conducting business under the fictitious business name shall continue to publish the name at least once each week for six successive weeks prior to the date set for hearing on the petition in the following Court at the hearing indicated below to show cause, if any, why the petition for change of fictitious business name or names listed hereon: N/A. Signed: TATEVIK BAGHDASARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on 3/15/19.

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The following person(s) is/are doing business as: FLINTRIDGE FAMILY CHIROPRACTIC, 845 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011. Zimmerman and Shabaan, 845 FOOTHILL BLVD, LA CANADA FLINTRIDGE, CA 91011. This statement is filed with the County Clerk of Los Angeles County on: 3/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

ZAN Flintridge Family Chiropractic, 845 Foothill Blvd, La Canada Flintridge, Ca 91011. Zimmerman and Shabaan, 845 Foothill Blvd, La Canada Flintridge, Ca 91011. This statement is filed with the County Clerk of Los Angeles County on: 3/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

Zimmerman and Shabaan, 845 Foothill Blvd, La Canada Flintridge, Ca 91011. This statement is filed with the County Clerk of Los Angeles County on: 3/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

The following person(s) is/are doing business as: FLINTRIDGE FAMILY CHIROPRACTIC, Angeles County on: 3/7/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

The following person(s) is/are doing business as: FLINTRIDGE FAMILY CHIROPRACTIC, Angeles County on: 3/7/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

The following person(s) is/are doing business as: THE ATHLETIC JOURNEY, 16040 Leffingwell Rd, Unit 27, Whittier, Ca 90603. Tyler Alexandria Jackson, 16040 Leffingwell Rd, Unit 27, Whittier, Ca 90603. This statement is filed with the County Clerk of Los Angeles County on: 3/21/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 3/28/2019, 4/4/2019, 4/11/2019, 4/18/2019. NIN 45012

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There will be no construction activities after 4pm on Friday, April 4 through Monday morning in observance of Passover and Easter.

Soil Investigation Work for Wilshire/Rodeo Station
Soil investigation confirms any underground obstructions before active construction begins.

Traffic Alert
Lane closures and turn restrictions on Wilshire Bl will be required for this work. Two lanes of traffic will be maintained on eastbound and westbound Wilshire Bl.

Work Hours
Anticipated to start mid-April, Monday – Friday, 9am – 4pm.
A fictitious business name statement expires five years from the date it was filed in the office of the County Clerk. A fictitious business name statement expires five years from the date it was filed in the office of the County Clerk, and a new fictitious business name statement must be filed before that date. The filing of this statement does not itself authorize the use in this state of a fictitious business name in violation of the rights of another. Publication of this notice is a requirement of law. This statement was filed with the County Clerk of Los Angeles County on: 3/27/19. NOTICE - This fictitious business name 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 before that date. The filing of this statement does not itself authorize the use in this state of a fictitious business name in violation of the rights of another.

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FICTITIOUS BUSINESS NAME STATEMENT: 2019062883. The following person(s) is/are doing business as: DIVERSE CONSTRUCTION CO. 14153 SODA CRESCENT ST. SAN GABRIEL, CA. This business is conducted by: A GENERAL PARTNERSHIP . Registrant has begun to transact business under the fictitious business name or names listed here on: 04/11/2019. Signed ANDRANIK PETROSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/11/2019. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., Business and Professions Code). TBS 3,194.

FICTITIOUS BUSINESS NAME STATEMENT: 2019076581. The following person(s) is/are doing business as: RUBEN CENTENO, 26108 HALSON ST. VAN NUYS, CA. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/14/2019. Signed RUBEN CENTENO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/14/2019. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., Business and Professions Code). TBS 3,195.

FICTITIOUS BUSINESS NAME STATEMENT: 2019063487. The following person(s) is/are doing business as: DE TODOOOO UN POCOOOO. 14140 DELANO ST. VAN NUYS, CA. This business is conducted by: A GENERAL PARTNERSHIP . Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. 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., Business and Professions Code). TBS 3,196.

FICTITIOUS BUSINESS NAME STATEMENT: 2019042103. The following person(s) is/are doing business as: RUBEN JIMENEZ MANZANARES. 17305 SODA CRESCENT ST. SAN GABRIEL, CA. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. 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., Business and Professions Code). TBS 3,197.

FICTITIOUS BUSINESS NAME STATEMENT: 2019076285. The following person(s) is/are doing business as: CAL STATE CONSTRUCTION. 300 E DRYDEN ST #37 GLENDALE, CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/11/2019. Signed DENNIS LEE JOHNSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/11/2019. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., Business and Professions Code). TBS 3,198.

FICTITIOUS BUSINESS NAME STATEMENT: 2019063128. The following person(s) is/are doing business as: VITAL CAP WEST. 2351 W 3RD ST. LOS ANGELES, CA 90057. GOOD SEASON COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/11/2019. Signed GREGORY J. REIRED, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 04/11/2019. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., Business and Professions Code). TBS 3,199.

FICTITIOUS BUSINESS NAME STATEMENT: 2019089758. The following person(s) is/are doing business as: LULABCE. 5000 S WILCOX AVENUE #5. LOS ANGELES, CA 90042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/02/2019. Signed CHERI DRAKE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/02/2019. 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 in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., Business and Professions Code). TBS 3,200.
The Fictitious Business Name Statement expires five years from the date it was filed. The registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. A new Fictitious Business Name Statement must be filed before that date. The registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. A new Fictitious Business Name Statement must be filed before that date.

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This property lien, you should understand that IN ORDER TO COLLECT A DEBT. ANY INFORMATION provided in said note(s), advances, if any, un- remaining principal sum of the note(s) secured by a state or national bank, a check drawn payable at time of sale in lawful money of the Unit- Beneficiary WILL SELL AT PUBLIC AUCTION TRUSTEE’S SALE – continued  all right, title and interest conveyed to and now held by it declarations for line items and details. Notic- ing the existence, priority, and size of outstanding liens that may affect the property. If you are uncertain of the existence, priority, or size of outstanding liens that may affect the property, you are encouraged to investigate the existence, priority, and size of outstanding liens that may affect the property lien. If you are uncertain of the existence, priority, or size of outstanding liens that may affect the property, you are encouraged to investigate the existence, priority, and size of outstanding liens that may affect the property lien.

Title Order No. 874846 Trustee Sale No. 83525 Loan No. 399197829PN 4352-006-0298 27x80 4/21/2019 TRUSTEE’S SALE YOU ARE IN DEFAULT ON 7/3/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE USE OF YOUR MONEY OR PROPERTY AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

FILE NO. 2019 091332 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 77 CHICKEN DESSERT, 3630 FOOTHILL BLVD GLENDALE CA 91204 county of: LA COUNTY. I ON: Registered Owner(s): TACK SOO CHANG, 3630 FOOTHILL BLVD GLENDALE CA 91204 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

FILE NO. 2019 091330 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LOGAN COUNTY. I ON: Registered Owner(s): SHIGERU KEMI, 4018 MAIN ST LOS ANGELES CA 90036 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/19. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

FILE NO. 2019 091010 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LOGAN COUNTY. I ON: Registered Owner(s): SHIGERU KEMI, 4018 MAIN ST LOS ANGELES CA 90036 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/19. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

FILE NO. 2019 091012 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LOGAN COUNTY. I ON: Registered Owner(s): SHIGERU KEMI, 4018 MAIN ST LOS ANGELES CA 90036 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

FILE NO. 2019 091011 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LOGAN COUNTY. I ON: Registered Owner(s): SHIGERU KEMI, 4018 MAIN ST LOS ANGELES CA 90036 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

FILE NO. 2019 091013 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FUKANOYA, 2040 PACIFIC COAST HWY, #L LOMITA CA 90717 county of: LOGAN COUNTY. I ON: Registered Owner(s): SHIGERU KEMI, 4018 MAIN ST LOS ANGELES CA 90036 This Business is being conducted by a/an: IN- DIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this state- ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)

NOTICE TO BIDDERS for the FY19-20 STREET AND ALLEY IMPROVEMENTS within the City of BEVERLY HILLS, CALIFORNIA 00000

BIDS - Sealed proposals for the FY19-20 STREET AND ALLEY IMPROVEMENTS within the City of Beverly Hills, California, will be received at the office of the City Clerk of the City of Beverly Hills, located in Room 290 at 455 North Robertson Boulevard, Beverly Hills, California 90211, until 2:00 p.m. on Thursday, May 9, 2019 at the office of the City Clerk of the City of Beverly Hills, located in Room 290 at 455 North Robertson Boulevard, Beverly Hills, California 90211, will be publicly opened at 2:00 p.m. on the above-mentioned date in the office of the City Clerk of the City of Beverly Hills, located in Room 290 at 455 North Robertson Boulevard, Beverly Hills, California 90211. Bids shall consist of furnishing all the required labor, materials, and supplies and permits necessary for, or appurtenant to, the construction and completion of the project. A copy of the plans and specifications may be made during a subsequent meeting of the City Council.

SCOPE OF THE WORK - The work to be done shall consist of furnishing all the required labor, materials, and supplies and permits necessary for, or appurtenant to, the construction and completion of the project. A copy of the plans and specifications may be made during a subsequent meeting of the City Council.

In general terms, the contract work for this proj- ect shall consist of the following labor, materials, supplies and permits necessary for, or appurtenant to, the construction and completion of the project. A copy of the plans and specifications may be made during a subsequent meeting of the City Council.

Files of the Specifications and Proposal Form may be inspected and downloaded from the City’s webpage (http://www.beverlyhills.org).
KC BUYES HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Call Gabriel (909) 855-2857 or email cecelia@cnpa.com

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105-CEMETERY
Pacific View cemetery plot single / $124.00 (510)477-5564

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Enclosure and ground work fees included. $18,000.00 (818) 515-8345

Forest Lawn Covina Selling 4 Lots (59.500) Each Can Sell Individually. Buyer Is Responsible For Their Lot. Four Fee Lots Are Plated In Full & All 4 plots are together, Lot 3848 Call Gabriel (909) 855-2857

Meet singles right now! No paid operators, just real people like you. Browse greetings, exchange messages and connect. Live it free. Call now: 855-412-1534. (Cal-SCAN)

Expert Housecleaner. I clean homes, apartments, trailers, and more. Ask for a free estimate, Monica (714) 701-8981. References available upon request. Price varies based on the size of the home and duration of cleaning.

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A Day in the Life of a House Cleaner

YOU CAN HELP! Call Gabriel at (909) 855-2857 for a quote for professional cleaning & maintain the value of your home.

Call 855-401-7069 (Cal-SCAN)

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LOWEST RESPONSIBLE BIDDER FOR THE PROJECT - ANY BID OR ALL THE BIDS AND TO ORDER ANY WORK OR ALL THE WORK. April 18 - 24, 2019

Call 855-993-7576 (Cal-SCAN)

To place your ad, call 310-887-0788
Congratulations
TEAM BEVERLY HILLS CLASS OF 2019

Mark Babst
Cynthia Baseman
Neal Baseman
Magali Bergher
Celina Bojorquez
Issac Boudaie
Susan Choueke
Judith Douglas
Ariana Escalante
Martin Frank
Jena Frankel
Jordan Friedberg
Douglas Galen
Jodi Galen
Denise Geller
Sabrina Gordon-Gilardian
David Hakimfar
Sheri Hirschfeld
Louis Ignarro
Fori Kay
Barbara Linder
David Maltzman
Alex Melamed*
Nick Melamed
Jennifer Okhovat
Jonah Okum*
Mahin Rastegar
Jesus Rodriguez
Kelli Schatz
Amie Sherry
Dean Sherry
Sheryl Spigel
Oreet Smith
Jonathan Swerdlow
Deborah Termeie
Archna Tuli
Sid Turkish
Stephanie Vahn
Cameron Weisfeld
Debbie Weiss
Allyson Wittner

* = BHHS student participants

Congrats Team BH! So proud to be part of the 2018-2019 Team Beverly Hills Program along with:
Mayor Julian Gold, M.D.
Team BH Chairperson, Lawrence Kohn
Team BH City Liaison, Stephanie Harris
Team BH City Liaison, Michael George

JENNY OKHOVAT | 310.435.7399 call or text | jennyohomes.com

This is not intended to solicit property already listed. DRE 01866951.