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Issue 1065 • February 27 - March 4, 2020

Liz's Life

Author Liz Moore to speak about her novel "Long Bright River" at Beverly High on March 12



cover story • page 7



There are **6 CANDIDATES** for Beverly Hills City Council.

At the Vote Center, press the  **BUTTON** to review all choices.



VOTE BY MAIL

If you have not received your Vote by Mail (VBM) ballot, you can vote in-person at any vote center. Voters can drop-off VBMs at the City Clerk's office.

VOTE CENTER(S)

Precinct voting will not take place, voters can cast ballots at any vote center within Los Angeles County. Beverly Hills City Hall is one of three vote centers in the City.

VOTER INFORMATION GUIDE

Residents should have received an elections Voter Information Guide from the City of Beverly Hills. If you have not received one, please contact the City Clerk's office or visit beverlyhills.org/elections.

★ ★ ★ **Voting Days:** ★ ★ ★

Saturday, February 22 – Monday, March 2 ★ 8AM-5PM

Election Day: Tuesday, March 3 ★ 7AM-8PM



For more vote centers near you, visit **LAVOTE.NET**.

Please call the Beverly Hills City Clerk's Office at 310-285-2400 or visit **BEVERLYHILLS.ORG/ELECTIONS**.



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

Correction, Issue #1064

The article "Writers Bloc to Present Liz Moore" should have said "Beverly High PTSA Book Salon."

For more information, visit <https://www.eventbrite.com/e/bhhs-ptsabook-salon-long-bright-river-with-author-liz-moore-tickets-92411654747>.

letters & email

"City Council Election"

AN OPEN LETTER TO JULIAN GOLD

As an architect considering the large number of developers who have contributed to a PAC under the \$10,000 limit and funded mailings and advertisements to promote your election, my primary focus in this election is supporting candidates whom I believe will protect us from greed and overdevelopment. It is because of this that at every opportunity I have questioned you regarding this.

Your answers have been evasive but you have settled on the statement that you will let the voters decide. What exactly does that mean? Over the years here are but a few examples of the voters deciding and those decisions having been ignored.

1. Hilton: The voters decided on a project that from looking at the renderings could have reasonably believed they would be getting a "Pedestrian Promenade" along the entire length of Wilshire Boulevard.

What we got was a developer who brought fencing to or almost to the sidewalk. At the restaurant it has a covered steel structural roof and a 9'-6" high wall with only enough room to plant a hedge which currently extends beyond the sidewalk. In the Administrative Modification that approved outdoor dining, I could not find an indication of either the wall or steel superstructure in the plans submitted. The next westward section has a solid 7'-6" high wall in what appears to be at the line of the sidewalk and whose vines appear to be planted with the line of the sidewalk and the rest of the area is hardscape and a parking ramp. In the western most section there is a wall that is near the sidewalk which is around 16' high from the inside with the ground surface covered in hardscape and imitation grass.

2. The Burton Way Median: I attended two public outreach meetings on this matter. At each meeting every person voted to maintain the existing grass. I understand the City has ignored their choice and is proceeding with the design of an extremely expensive, and in my opinion unattractive and unwanted replanting.

3. The Planting of Trees on Lots 12 & 13: It was determined that the trees the City selected were not available in sufficient numbers and the Staff without a Landscape Archi-

tect proposed a list of the five most readily available trees. At the meeting I attended a very angry group of people agreed to pick anything as long as it gets done. Is this "The People".

4. La Cienega Park: As the lead Council liaison you presided over a complex outreach which produced a 76' high building brought to the sidewalk which does not conform to the City General Plan or the height and density restrictions. Despite my repeated protestations to reduce the scale at each meeting I attended, it proceeded as initially proposed accumulating additional architectural fees and expenses on a building that hopefully will not be built. At the final public meeting the question that the participants were asked was whether everything they asked for was present. Even I would have had to say yes. What should have been asked is whether they approve of this 76' tall project. Despite the extensive and costly outreach we do not have an answer. Nonetheless, you repeatedly represents that the outreach proves that the "People" approve of the project. In these instances it may be proposed that letting the "People" decide wasn't so effective.

We vote for candidates to represent our interest without our constantly looking over their shoulders. That is why it is so important for the candidates to give direct answers to inquiries about scale and density and not hide behind a non-answer such as "Let the 'People' decide".

Tom Roberts
Beverly Hills

SNAPSHOT



PRESENT FOR A PRESIDENT WILSHIRE BOULEVARD

The City Council presented a key to the City of Beverly Hills to Israeli President Reuven Rivlin on February 18 at the Waldorf Astoria. (L to R) Councilmember Julian Gold, Vice Mayor Lester Friedman, Councilmembers Lili Bosse, Israeli President Reuven Rivlin, Mayor John Mirisch, Councilmember Robert Wunderlich and Israeli Consul-General Hillel Newman

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OUR DATA SPEAKS
VOLUMES



briefs

Friar's Club Site Development Agreement Approved

The City Council approved a development agreement between the city and the former Friar's Club site, as well as an amendment that allows for mixed use

planned development in the area Tuesday.

The council voted on a resolution for a General Plan Amendment that establishes a Mixed Use Planned Development Land Use Designation at the site, as well as a Planned Development that would allow the project to construct a residential and retail mixed-use project. It passed with a vote of 4-1, with Mayor John Mirisch dissenting because he was not in favor of a zoning change in the area.

The council also unanimously voted to approve a development agreement

between the city and the project site that allows for it to be constructed and later used as a mixed use project. The approved planned development will allow for the project to build 25 residential condominium units, commercial space and parking.

Councilmembers discussed conditions made to the project by The Peninsula Hotel prior to voting, in order to determine if these conditions would be approved and the project applicant agreed to them.

On February 4th, The Peninsula Hotel asked to make conditions to the project with a construction management plan limitation, which would prohibit loud construction noise at the project site in the early morning. The hearing was extended to February 18th in order to give the ho-

million more in revenue over the next 30 years than a code complaint office project in the same area would. The project will also have one-time payments of \$5 million.

City Responds to Lot 12 and 13 Controversy

City Manager George Chavez issued the following statement in response to the ongoing Lot 12 and 13 controversy:

"A proposal was submitted to the City of Beverly Hills in September of 2019 for the redevelopment of Lot 12 with commercial office buildings. Development of this site would require a general plan amendment, specific plan and development agreement. The applicant's initial

proposal also includes transferring ownership of lots 13 and 13a to the City.

The City deemed the application incomplete in October of 2019 and issued a letter seeking additional and clarifying information. Since that time, the applicant has not submitted new materials.

If and when the appli-

cation is deemed complete, the next steps would include an environmental review (where traffic and construction impacts would be examined) and public hearings. The land has been identified as contaminated and, if development were to be approved for the site, there would be appropriate remediation.

The plans and all application materials for this project are available for public inspection at City Hall."

Architectural Commission Approves Burberry Mural

At their Wednesday meeting the Ar-



SUMMARY OF ORDINANCE NO. 20-O-2802

ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 9908 SANTA MONICA BLVD., LLC, FOR DEVELOPMENT AND USE OF THE PROPERTIES AT 9908 SOUTH SANTA MONICA BOULEVARD FOR A MIXED USE PROJECT INCLUDING RESIDENTIAL CONDOMINIUMS AND COMMERCIAL RETAIL USE

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

This Ordinance approving a development agreement is associated with a 25-unit, four-story residential and commercial mixed-use Project located at 9908 South Santa Monica Boulevard. The Project required approval of various City entitlements, including: a Final EIR for the Project; a resolution approving a general plan amendment; an ordinance approving a zone text amendment and zone change; and a resolution approving a planned development and vesting tentative tract map for the Project.

The Development Agreement eliminates uncertainty in planning and provides for the orderly development of the Project in a manner consistent with the City's Official Zoning Regulations and the City's General Plan. The agreement provides assurance to the Developer that the Project can proceed with the uses, density and other land use characteristics specified in the Project approvals. The City has determined that substantial benefit to the Public will accrue as a result of the development of the Project, including without limitation, the provision of additional housing in the area, the development of a mixed-use retail and residential project on currently vacant land, revitalization of an area of the City with new retail uses and luxury housing, and a monetary contribution to the City.

The Development Agreement includes the following terms:

- The requirement that the Developer pay the City a Public Benefit Contribution Fee of \$5 million dollars. \$1 million dollars shall be paid within 10 days of the effective date of the agreement or within 10 days of any tolling period related to any challenges to the Project's approvals or the Project EIR. \$1.5 million dollars shall be paid at the earlier of: 30 days after the issuance of a Building Permit or 36 months after the first payment. \$2.5 million dollars shall be paid prior to issuance of the first Certificate of Occupancy for the Project.
- An Environmental Mitigation and Sustainability (EMS) Fee is required to be paid concurrent with the close of each sales transaction associated with the Project. This EMS fee is required for the life of the Project. The EMS fee for the first sales transaction(s) is 2% of the sales transaction amount. A 3% EMS fee is applicable to any subsequent sales transactions.
- The Development Agreement has a 5 year term. The Developer has the option of exercising up to 2 one-year extensions. The Development must pay a \$500,000 extension fee to exercise the first extension and a \$1 million dollar extension fee to exercise the second extension.
- Public Parking Obligation. The Developer is required to provide 54 parking spaces at their project site to the public. The maximum charge for this public parking cannot exceed the rate charged at nearby City parking facilities.

The Project, including the Development Agreement, has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. On February 4, 2020, the City Council reviewed the Final EIR and, by resolution, certified the EIR and adopted a Mitigation Monitoring and Reporting Program.

A certified copy of the entirety of the text of Ordinance 20-O-2802 is available in the office of the City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. Notice is hereby given that the City Council of the City of Beverly Hills held a public hearing on February 4, 2020 and adopted Ordinance No. 20-O-2802 during the regular City Council meeting on February 18, 2020.

AYES: Councilmembers Bosse, Friedman, Gold, Wunderlich, and Mayor Mirisch
NOES: None
ABSENT: None
ABSTAIN: None

Further information may be obtained by contacting the **Community Development Department at 310.285.1135.**

HUMA AHMED
City Clerk



Friar's Club Site

tel's ownership group time to review the new conditions.

The Peninsula Hotel's owners later submitted a letter to the council on February 11th with further revised conditions to the project, including requiring the condominium's homeowners association to fine anyone renting units out short-term and not allowing heavy truck hauling on Charleville Boulevard.

Both the applicant for the project and hotel owners agreed with new conditions on construction work at Tuesday's meeting.

The project is expected to make \$65



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, March 17, 2020 at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

THE CITY OF BEVERLY HILLS 2019 ANNUAL REPORT ON GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION

The Annual Report is a summary of progress made in accomplishing the identified programs in the City's General Plan including progress made in accomplishing the housing programs identified in the City's Housing Element.

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

Please note that if you challenge the City's action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public hearing.

If there are any questions regarding this notice, please contact **Timothea Tway, Senior Planner**, Community Development Department, at **(310) 285-1122** or **ttway@beverlyhills.org**. The case file is on file at the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, Beverly Hills, California 90210.

HUMA AHMED
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

Beverly Vista Middle School's Black & White Masquerade Event – February 20th



Top (left to right): Jack Mussry, Nicole Nourmand, Kelly Miller, Dan Fienberg
Bottom: Mona Zargar, Adele Mussry, Lori Fienberg



Romi Azevedo, Bahare Yektafar, Bridget Smith, Nathan Kruger, Tina Wiener, Mona Zargar



Assistant Principal Richard Waters, Assistant Principal Jeanne McCrea, Principal Kevin Allen, Assistant Principal Josh Stern

chitectural Commission unanimously approved a Sign Accommodation for a mural installation at Burberry.

Located at 301 North Rodeo Drive, the retail building will receive a graphic installation made of semi-opaque vinyl that will wrap around the south and east elevations of the buildings.

According to applicant representative Shaun Prestridge of Permit Advisors, the images illustrated on the building will be of various animals in conjunction with a runway collection, which will be featured

the environment. Once the building permit application is filed, a formal compliance review will occur and may require revisions and subsequent approval from the commission.

Planning Commission Rejects Appeal on Design Review Rejection

The Planning Commission unanimously rejected an appeal made against the Design Review Commission's rejection of a residential home design Tuesday.

in all Burberry retail windows.

At their meeting the commission discussed with the applicant concerns about passersby potentially peeling off

"I think it's fun. My only concern is that because it's a vinyl it's like a decal that people can just come and [tear off] since it's easy to peel," said Chair Sharon Persovski.

The applicant suggested offering on-lookers free stickers as a way to dodge this potential issue, though it was unclear if he meant this seriously or in a joking manner.

Ultimately, the commission found that the project incorporates "an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills."

The approval follows previous improvements at the location in 2013. Once implemented, the vinyl wrap design will represent updates to the company's current fashion line and coincides with the launch of a new seasonal vision for Burberry.

The Architectural Commission discussed the request's zoning code compliance, environmental assessment and options for public outreach.

They found it certain that there is "no possibility" for the subject to result in a significant effect on

Former Hawthorne Faculty Reunite – February 20th



Former Hawthorne administrators and faculty reunited for a birthday celebration last Thursday.

Front row: Craig Davis, Kathy Shaeffer, Lori Schwartz, Rochelle Ginsburg, Debi Ives
Rear: Christian Fuhrer, Michelle Hackbarth, Tom Fitch, Mike Lambert, Dick Douglas, Cheri Kaminsky and Eloise Metcalfe

The Design Review Commission denied a Design Review Permit for a new residence to be built on 901 Whittier Drive in 2018. It had asked the architect to make the home's design more compatible with the community in two separate meetings in that same year. The applicant re-submitted plans to be reviewed on February 7, 2019, but the Commission deter-

mined that the project still needed to be redesigned.

The applicant later met with an Ad Hoc Committee, which included then Commissioner Tony Spann and then Vice Chair Barry Bernstein, three times to refine the design before coming to an agreement. However, the Commission was unable to

briefs cont. on page 6

**TREMOR:
How to Shake the Shakes**

The Departments of Neurosurgery and Neurology invite you to a free seminar

UCLA movement-disorders specialists will discuss treatment options, including medicines, surgery (deep brain stimulation) and noninvasive therapies, to cope with tremors.

Saturday, March 28, 2020

Registration: 9 - 9:30 am

Presentation and Q&A: 9:30 am – Noon

Topics include:

- Coping strategies
- Surgical therapies — deep brain stimulation (DBS)
- Medical treatments
- Noninvasive treatments — focused radiation and ultrasound

Ronald Reagan UCLA Medical Center

Tamkin Auditorium, B level
757 Westwood Plaza
Los Angeles, CA 90095

RSVP

Please register by Thursday, March 26, 2020
310-571-5741
ucla.tremor@gmail.com



neurosurgery.ucla.edu dbs.ucla.edu

Support provided by: Abbott, Medtronic, Boston Scientific and Insightec
Refreshments will be provided



901 Whittier Drive

briefs cont. from page 5

come to an agreement on the project when it was reviewed and denied it again.

The applicant then submitted an appeal of the Commission's denial and said that several of the designs submitted to the Commission were compatible with the neighborhood's architecture. The Planning Commission reviewed the Design Review Commission's reasons for rejecting the applicant's designs and the appeal in Tuesday's meeting.

Commissioner Lori Greene Gordon said that the surrounding neighbors of the project are clearly not in favor of the design and that there isn't a residential appeal.

"I just know that when you drive by something like this, it looks like a department store," she said. "We really want you to have something that the owner is happy with, but it has to be something that works with our community."

The Design Commission denied the applicant design because it could not make four of five findings needed to approve it. Vice Chair Peter Ostroff said that in order to approve the applicant's appeal, the Planning Commission would need to disagree with all four of the Design Commission's reasons for rejecting the designs, which he does not.

"When all else fails, read the directions," Ostroff said. "I don't mean to be disrespectful, but I think everyone that looks at (the design) would have the same reaction as the gentlemen that said he looks at this and laughs."

Council Debates How to Address Unfunded Pension Liabilities

The City Council strategized how to pay off Beverly Hills' unfunded pension liabilities, which are the disparities between what the city owes to retirees and how much it's able to pay, last Tuesday night.

The city's current unfunded liability is \$280.8 million while its future unfunded liability is unknown. This liability is the city's largest outstanding obligation.

Councilmembers considered a stronger approach to addressing current and future unfunded pension liabilities with the California Public Employees' Retirement System and future tactics for a more staunch pension system.

The options presented to the Council during the meeting included expediting amortization of the unfunded pension liability over a 15 year period, using existing resources to make additional payment to the CalPERS and budgeting an additional \$6.5 million for future unfunded liability bases.

Council member Lili Bosse said that she's supportive of a 15 year plan but wanted to know if even more aggressive options like a 10 year plan was possible.

Jeff Muir, director of finance, said that he doesn't think they've looked into that approach but that it could work.

To compare, the city evaluated Palo Alto's plan for addressing unfunded pension liabilities as well. Part of its plan for addressing liabilities is assuming a lower rate of return and budgeting pension contributions.

Beverly Hills began addressing unfunded pension liabilities in 2018, when then-Mayor Julian Gold formed the Blue Ribbon Committee on Unfunded Liabilities. The Council approved an additional \$5 million toward pension funding in 2019-20's budget, after the Committee recommended it allot additional funding than its required annual payments.

Councilmember Robert Wunderlich said that the Council is addressing this problem seriously, while the unfunded liability is projected to be paid off in 2043, other steps have been taken.

"We already are committed to and are setting aside \$5 million a year to place as a part of irrevocable trust," Wunderlich said. "We are setting aside money beyond what we are required to pay."

Tropical "Beverly Hills" Mural To Potentially Be Painted on Canon Drive Building

A mural with tropical leaves and a heart that reads "Beverly Hills, I love you" might be painted on a Canon Drive Building, after an Architectural Commission vote last Tuesday.

The Commission unanimously decided to establish an Ad Hoc Committee,



Current Mural Design

comprised of Chair Sharon Persovski and Commissioner Tim Devlin, to further review and approve the mural before its

City Celebrates Red Cross Month; Black History Month



The City Council presented two proclamations at their February 18 meeting in celebration of the American Red Cross and Black History Month.

The month of February celebrates the achievements of African Americans in U.S. history such as former City resident Ella Fitzgerald, whose close friend Ron Edwards accepted the proclamation in her honor.

In honor of American Red Cross Month in March, City Hall will be lit up in red from March 2 to 6.

(Top: American Red Cross Board member Josie Tong, Beverly Hills American Red Cross Ambassador Wil Master; Bottom: Ron Edwards)

installation. This is due to several commissioners at the meeting expressing concerns with the mural's current design.

If approved, the mural would be painted on 499 North Canon Drive, which is also known as Beverly Hills Tower. In the same area, a landscaping plan has also been approved and is currently underway.

The project proposes "the installation of an artist's mural which includes an image of a heart and the words Beverly Hills and the iconic tropical graphics from the Beverly Hills Hotel coffee shop with multiple smaller heart shapes in the background." The phrase "I love you" within the heart was suggested to be made from neon lights.

The mural would be painted with exterior latex that can be covered or buffed out later. Since lighting already exists in the area, the mural would also be illuminated at night.

Commissioner James Matson said that he wasn't a fan of the neon lights being used in the mural, or the original mural's lettering design.

Shawn Far, the building owner, said that he's open to removing the neon lights.

Several commissioners suggested that a green wall be put up instead of a mural

throughout the meeting, as it would look more aesthetically pleasing with the future landscaping in the area. Far said that a green wall would be less permanent and also more expensive.

Vice Chair Sheri Hirschfield said that she's willing to put her feelings toward murals aside to approve the project, but that the landscaping project in the area needs to coincide with the art.

"I don't think we can look at it without looking at it (in) conjunction to the landscape plan," she said. "I agree I would prefer to see greenery over a mural but I respect what you do and your passion for the city."

Far said that the reason he's proposing the project is for its beauty and for people to be able to take pictures. The mural will not have any advertisements on it.

The Ad Hoc committee will continue to work with Far and the mural's artist, Michelle Hoogveld, to determine if a mural will be painted on the building and its design. After the two parties reach a mutual decision, they would not have to meet with the Architectural Commission again.

coverstory

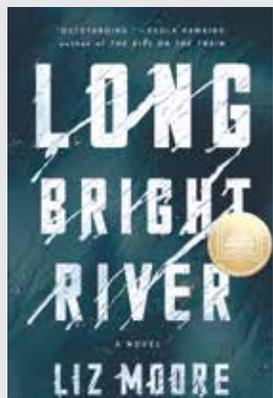
LIZ'S LIFE

Author Liz Moore to speak about her novel "Long Bright River" at Beverly High on March 12

By Olivia Anderson

Tell us about the impetus behind writing your new book, "Long Bright River."

I've been living in Philadelphia for 11 years, and one of the first experiences I had after I moved there was going up to a neighborhood called Kensington, which is a neighborhood that has been



particularly hard-hit by the opioid crisis. I went there with a photographer originally who was making a portrait series in the neighborhood and he asked me to come up with him to conduct interviews with

some of the subjects. I only went with him a handful of times, but quickly became interested in the neighborhood and found it very compelling. I ended up doing community work there, including leading free writing workshops at a women's day shelter for a time. My own family has a history of addiction, so

there's kind of an autobiographical arc as far as that goes, although it looks a bit different. Those are the two primary sources of inspiration for the novel: the neighborhood itself and some aspects of my family's history.

"Long Bright River" broaches sensitive topics like addiction and family dysfunction. How did you balance telling an authentic story without glorifying these very real issues?

My instinct as a writer has always been to include something that the characters have to figure out. This is the first book I've written that's been marketed specifically as a mystery or police procedural or detective fiction, or whatever you want to call it. My first three have all included some element of mystery, even though it's maybe not as marketable as this one. It's kind of the only way I know how to write, and the thing that changes is the characters, the setting, the problem that they have, and the subject matter. I'm certainly aware of the need to write in a new way, in a non-stereotypical way, and a lot of what I've learned in the neighborhood has made its way into the book in that regard. It was very

important to me while writing the book not to perpetuate a lot of the harmful stereotypes about people struggling with addiction, so I tried my best to avoid doing that while still telling the story in the only way I know how—which I hope is compelling.

Describe your writing process.

It depends on where I am in the writing of the book. At the beginning I usually am out in coffee shops or out in public so I have stuff to look at. It's pretty slow-going at the beginning and I need mental breaks. Toward the middle of the book, when I'm really in a groove or when I know I just need to put in hours of work, I usually write from home and am pretty regimented

and set a strict schedule for myself. This is the first book I've written since becoming a parent, so that has complicated my writing in certain ways. And I also teach fulltime, so I'm always writing around other obligations but I'm lucky to have a teaching position with some flexibility and good childcare coverage, which is a theme that comes up quite a bit in the book. And that's not entirely a coincidence; I'm thinking a lot about childcare these days.

You're also a musician, which is an experience that has made its way into some of your past works. Tell us about that.

I was a musician when I was young, and I haven't really made that an active part of my career for about a decade. My first book is fiction but drew somewhat from my experiences living in New York and working in a guitar store and playing gigs and things like that. But, yeah, unfortunately I've had

to let music go as I've become more focused on writing. I still play guitar for my kids and stuff but I never perform out anymore.

What does it mean to you to discuss "Long Bright River" at the Beverly High PTA Book Salon?

I think it's great to speak within any educational context or setting. I have been to Beverly Hills on one other occasion to participate in a book festival, so I'm happy to be returning. I look forward to meeting and reconnecting with some of the people I know in the area.

What do you hope readers take away from this novel?

It's a little bit out of my control, but it would be great if the novel allowed people to rethink certain formed ideas they have about what it means to live with addiction and what it means to be adjacent to somebody with addiction.

For more information, visit <https://www.eventbrite.com/e/bhhs-ptsa-book-salon-long-bright-river-with-author-liz-moore-tickets-92411654747>.

"It was very important to me while writing the book not to perpetuate a lot of the harmful stereotypes about people struggling with addiction, so I tried my best to avoid doing that while still telling the story in the only way I know how—which I hope is compelling"

—Liz Moore

Paley Center Moves Archives to Beverly Hills Public Library

The Paley Center's television and radio archives were moved to Beverly Hills Public Library, after the center closed its Beverly Hills location last week to move into its new Century City office.

The Beverly Hills City Council voted last Tuesday to allow the center to lease a space within the library temporarily, in order to store its collection while it looks for a permanent residence. The center's collection includes about 16,000 materials, which will be on display in the library in the interim.

Its new Century City office will serve as a working space for employees and not a museum open for viewing. According to a report by Variety, three full-time employees have been let go while the rest will be working in its new offices or the library.

Karen Buth, a Beverly Hills Public Library Administrator, said that the library is excited to provide the center with temporary space for its archives while they look for a permanent one.

"Currently, we have the needed space available and an information structure in place that can be adapted to their needs,"

Buth said. "Libraries and archives go well together in making collections available to the public; our library also maintains a small local history archive for public use by appointment."

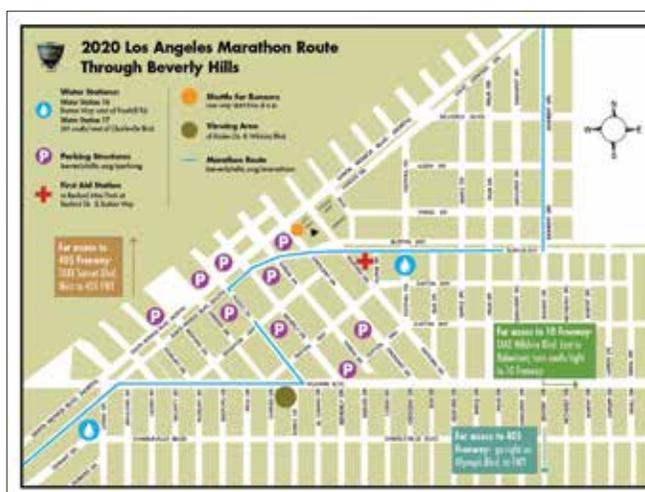
The Paley Center will be given space within the library for two employees to work, an office that will be set up inside one of the building's study rooms and a public archive viewing area for two years. It is required to pay one dollar a year for rent, \$390 a month for utilities and building operation expenses, a \$5,000 security deposit, and for parking permits.

The agreement was originally set to begin on March 1st, but commenced sooner than planned.

Variety reported that the Paley Center's lease in Beverly Hills was initially going to expire on February 28, 2024 and cost \$1.2 million annually. The center chose to opt out of its lease early and was bought out by an investment group.

Los Angeles Marathon Welcomes Runners to Beverly Hills March 8

Over 27,000 athletes from all 50 states and more than 67 countries, including many Beverly Hills residents, will race through the City during the Los Angeles



Marathon Presented by ASICS on Sunday, March 8, passing City Hall and traveling along Rodeo Drive.

"We are pleased to welcome the LA Marathon once again to the streets of Beverly Hills, where athletes will run along the iconic Rodeo Drive, giving them a world-class experience they will never forget," said Beverly Hills Mayor John Mirisch.

Nicknamed "Stadium to the Sea," the Marathon begins at Dodger Stadium in Los Angeles and passes through West Hollywood, Beverly Hills and Century City before ending near the Santa Monica Pier.

This year, for the first time ever, the Beverly Hills portion of the race will feature live entertainment along the route with performances by classical pianist Hamid Pasha, the Great American Swing Band and The Hollywood Stones, a tribute band to The Rolling Stones.

Major road closures and parking restrictions on Sunday will be in effect from 5 a.m. to 1 p.m. and include:

- * Doheny Dr. closed from North Santa Monica Blvd. to Burton Way
- * Burton Way closed from Doheny Dr. to South Santa Monica Blvd.
- * South Santa Monica Blvd. closed from Rexford Dr. to Rodeo Dr.
- * Rodeo Dr. closed from South Santa Monica Blvd. to Wilshire Blvd.
- * Wilshire Blvd. closed from Rodeo Dr. to South Santa Monica Blvd.
- * South Santa Monica Blvd. closed from Wilshire Blvd. to Moreno Dr.

briefs cont. on page 8

briefs cont. from page 7

Additionally, due to METRO construction taking place during the Marathon, traffic lanes will be partially restricted on Wilshire Blvd. between Crescent Dr. and Beverly Dr. and on Beverly Dr. at Wilshire Blvd. on Sunday.

Beverly Hills Police and message boards will direct vehicles around the marathon route.

For more information, please visit [lamarathon.com](https://www.lamarathon.com/). On the day of the marathon, from 5 a.m. to 1 p.m., questions regarding Beverly Hills street closures can be directed to the City of Beverly Hills Hotline by dialing (310) 550-4680.

Microtransit Could Come To Beverly Hills

A microtransit program could be coming to Beverly Hills, after the City Council expressed interest in meeting with transportation providers at the end of February.

The Transportation and Planning Division met with the Council two weeks ago to discuss West Sacramento's microtransit program and whether a similar program would be possible in Beverly Hills. Mayor John Mirisch had requested them to

make a report on the city's program.

Microtransit programs are last-mile transit trips, which describe the start or end of trips made mostly by public transportation. It's meant to reduce single occupant vehicle trips and increase transit ridership, which then reduces traffic.

Several communities have adopted their own versions of these programs. Councilmembers expressed interest in having Beverly Hills follow suit and gave feedback on how it would better serve the community throughout the meeting.

Councilmember Lili Bosse said that a program like this is exactly what the city is looking for, but that it needs to be catered more specifically to Beverly Hills. She said that it would need to be accommodating to the elderly and people with disabilities.

"What I would like for (the Transportation Division) to do is look at it for our community and for what makes sense for our needs," Bosse said. "I want it for when we roll it out, to roll it out right and not have it be insufficient."

West Sacramento started developing a microtransit program in 2017, after the number of bus riders in the city were decreasing. A pilot program was launched

in 2018 with Via Transportation, Inc., called "Via On-Demand Rideshare," that had seven six-passenger vans that people could use to share rides to the same direction. The city later extended its contract with VIA after the pilot's success.

Councilmember Robert Wunderlich said that he's not surprised that the program in West Sacramento is doing well, since it's competing with full price Uber and Lyft.

"I'm really pretty enthusiastic when it comes to supporting at least some aspect of a shuttle system in the city," Wunderlich said.

Vice Mayor Lester Friedman said that he's open to studying a potential microtransit program and coming to a decision on it in the future.

"If we can provide reliable safe transportation for our schools, of our students, it would take cars off our road," Friedman said.

He added that it would be a wonderful use for seniors too.

Sacramento's microtransit program cost \$749,000 in its first year and \$1,905,000 in its second year after it also extended its hours of operation. It used the Sacramento Area Council Governments Transpor-

tation Demand Management Innovation Grant and State Transportation Development Act funds when it first began.

"In the meantime, it can help kids go to school it help people get around the city, it could actually encourage people to leave their cars at home which I think is a very good thing," said Mayor John Mirisch.

"I think this is def the future and that we need to get aggressively ahead of it for our community," Bosse said.

Sustainability City Plan Update Progresses Forward

The city's approach to sustainability was deliberated Tuesday, during a Recreation and Parks Commission meeting.

An update to the city's Sustainable City Plan was presented to the Commission for feedback and discussion last week. The Commission decided to form an Ad Hoc committee to be involved with formulating a final draft before its implemented in the city.

The current plan was first introduced in 2009, and wasn't updated for ten years. The Public Works Commission has been the primary group involved with revisions, and was presented with a new plan

briefs cont. on page 10

JULIAN GOLD, M.D. FOR BEVERLY HILLS CITY COUNCIL

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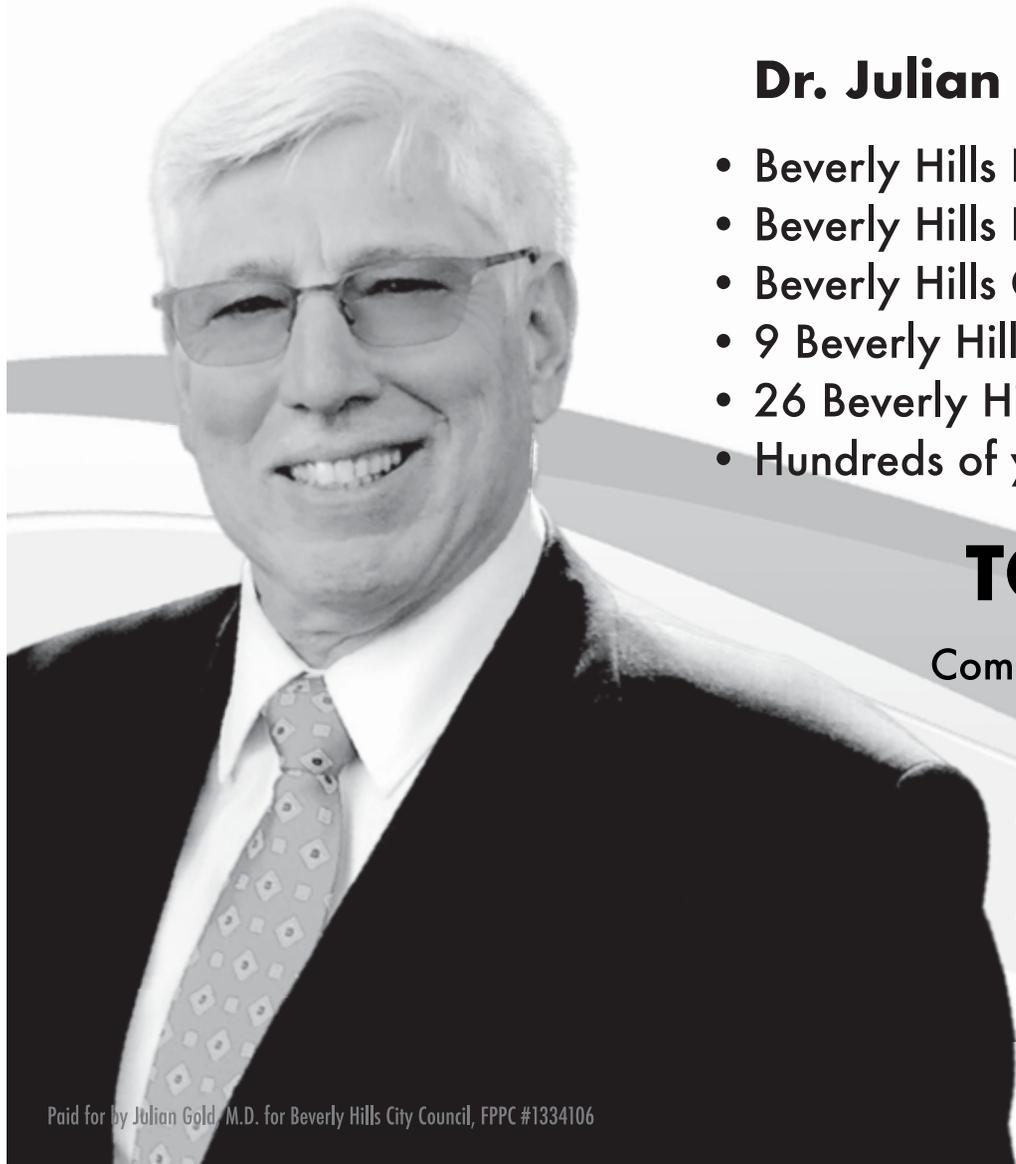
TO VOTE FOR DR. GOLD:

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If you vote at the polls follow these steps:

- ✓ STEP #1: CLICK THE  BUTTON
- ✓ STEP #2: SELECT JULIAN A. GOLD

NOTE: IF YOU ACCIDENTALLY SELECT TWO CANDIDATES ON PAGE ONE YOU HAVE TO DESELECT ONE IN ORDER TO SELECT DR. GOLD ON PAGE 2.

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Paid for by Julian Gold, M.D. for Beverly Hills City Council, FPPC #1334106



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**Joseph Shirazi, Esq. Bar # 265403
& Simon Esfandi, Esq. Bar #275307**

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in 2019.

The new draft includes revisions to the goals, objectives and policies and implementation strategies used in the original plan. It also introduces a grading system that would allow the city to better track its progress.

Since the grading system did not exist for the current plan, its sustainability progress hadn't been tracked for several years. Using the new system, it was found that the city had completed 150 programs and projects.

Josette Descalzo, the Environmental Compliance and Sustainability Programs Manager, said in his presentation that he's happy to report that the city's made positive progress towards sustainability. He's hoping that the new grading system will help them keep a better track of how the city will do in the future.

The original plan listed nine factors for achieving sustainability. These included community participation and civic duty, climate change and air quality, energy, water, land-use, transportation, and open space, materials and water, environmental and public health, sustainable local economy and social equity.

Programs and projects were created pertaining to either one or more of these factors.

The new plan's draft now lists six factors: community education and civic participation, resource conservation, land-use, transportation and open space,

environmental and public health, sustainable local economy and social equity.

The Sustainability Task Force's report on the 2009 plan said that its weakness was not making measurable goals and objectives. The new plan will be implementing the Specific, Measurable, Attainable, Relevant, and Time-Based concept in its draft and how it approaches sustainability. This means it will create attainable goals that matter to the community and can be completed in a reasonable amount of time.

Out of the six sustainability factors in the draft, four will be involved with the Community Services department. These factors include community education and civic participation, land-use, transportation and open space, environmental and public health and social equity.

Chair Julian Javor said that he's impressed with the plan, but that they should work toward determining which factors to prioritize.

"I think that prioritizing is important when you're undertaking a big goal like this," Javor said. "If we're going to be taking a look (at the plan's progress) every one or two years, we need to know what the priorities are to see how well we're doing"

The Commissioners expressed support for the new plan and several members complimented how the draft was written throughout the meeting.

"I read this and it's very impressive, I look forward to being involved with this," said Commissioner Susan Mishler.

Both Commissioners Mishler and Alissa Roston said they'd like to have updates on the plan annually, rather than biannually like the draft suggests.

The two Commissioners chosen for the Ad Hoc Committee are Commissioner Mishler and Roston.

Wallis to Present "An Evening With Christine Ebersole"

The Wallis and Mark Cortale present "An Evening With Christine Ebersole" on Friday, February 28, 7:30 pm, in the Wallis Annenberg Center for the Performing Arts' Bram Goldsmith Theater. The two-time Tony Award-winning star of *42nd Street* and *Grey Gardens* returns to The Wallis to perform music from the American Songbook, Broadway and more. With music direction by Larry Yurman and special guest Scott Frankel, both of whom worked with Ebersole on Broadway's *War Paint* and *Grey Gardens*, the evening is directed by Scott Wittman (*Hairspray*, Patti LuPone on Broadway, Nathan Lane, Sarah Jessica Parker, Rufus Wainwright).

Ebersole has enchanted audiences for decades with award-winning performances on screen and on stage, in live concerts, and on myriad solo and cast recordings. While early successes in film and television showcased her as a comedian, actress, and singer, Ebersole's more recent stage performances—including her Tony Award-winning dual role in *Grey Gardens*—have solidified her standing as Broadway royalty. Rave reviews for her

performance as Elizabeth Arden in 2017's hit musical *War Paint* reveal that this "enduringly vital" (*The New York Times*) talent is here to stay. On the small screen, she is currently starring in CBS' hit comedy "Bob Hearts Abishola." For this very special engagement in The Wallis' Bram Goldsmith Theater, Ebersole's signature wit and "fervent, radiant soprano" are guaranteed to surprise and delight in an evening of memorable songbook standards.



Christine Ebersole

"An artist of Christine Ebersole's magnitude overflows with talent," said Paul Crewes, The Wallis' Artistic Director. "She thoroughly charmed our audiences a few seasons back in our cabaret space, and we're thrilled to welcome her back to our main stage for this special evening."

Tickets, \$39 to \$125 (prices subject to change), are available at the Wallis Annenberg Center for the Performing Arts, located at 9390 N. Santa Monica Blvd, Beverly Hills. To purchase tickets and for more information, please call 310-746-4000 or visit TheWallis.org/Ebersole.

--Briefs Compiled by Ani Gasparyan and Olivia Anderson

LORI GREENE GORDON

for Beverly Hills City Council

Voting centers are now open through March 3. Don't forget to vote!



Lori's independent, grassroots campaign is not beholden to or sponsored by any special interests or PACs.

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detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

BETTS, DORINDA KAY, 34, of Beverly Hills arrested on 02/03/2020 for possession of drug paraphernalia.

BANKS, DAVID ANTHONY, 43, of Los Angeles arrested on 02/03/2020 for driving while license suspended, smuggling controlled substances or liquor into jail, possession of drug paraphernalia and outside felony warrant.

WRIGHT, JOSEPH, 41, of Santa Monica arrested on 02/03/2020 for appropriating lost property for own use without making efforts to locate and false identification to other peace officer.

REDDICK, ARTHUR HANESWARTY, 60, of Beverly Hills arrested on 02/03/2020 for loitering and prowling or wandering on private property.

SILAGI, JARRIS JAY, 40, of Beverly Hills arrested

on 02/03/2020 for accessing city owned parking structures, parole violation-remain under legal custody to return to prison and trespass of real property.

COSTELLO, MICHAEL, 32, of Los Angeles arrested on 02/04/2020 for driving while license suspended for DUI.

MOISEYEV, LARISA, 72, of Beverly Hills arrested on 02/04/2020 for grand theft.

JOHNSON, CHRISTOPHER, 59, of Beverly Hills arrested on 02/04/2020 for possession of drug paraphernalia.

JACKSON, DARRYL AISHIAY, 57, arrested on 02/04/2020 for theft or driving of

vehicle and possession of drug paraphernalia.

MARTIN, CHANDLER MCKINSLEY, 48, of Beverly Hills arrested on 02/04/2020 for BHPD arrest warrant – misdemeanor.

DUFFIE, PERRY MEADOW, 55, arrested on 02/05/2020 for BHPD arrest warrant – misdemeanor.

ROGERS, ELVIS STEVE, 59, of Pasadena arrested on 02/05/2020 for battery-use or force or violence upon another.

BABAYAN, AZKANAZ, 36, of Beverly Hills arrested on 02/06/2020 for appropriation of lost property for own use without making efforts to locate, grand theft auto, and driving while license suspended.

HARRINGTON, JACKIE, 52, of Los Angeles arrested on 02/06/2020 for public intoxication and possession of drug paraphernalia.

MALDONADO, MYNOR GUSTAVO, 37, of Los Angeles arrested on 02/06/2020

arrests cont. on page 12

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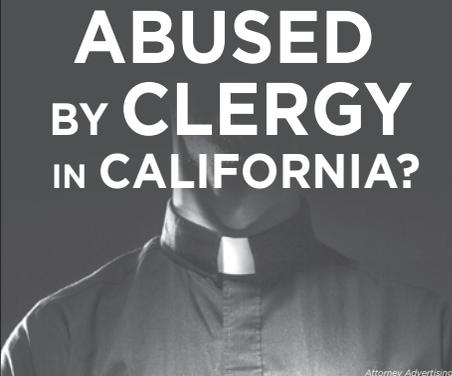


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PURPLE LINE EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

Wilshire/Rodeo Station Box Construction Continues
Piling activities to create the supports for the Wilshire/Rodeo Station box will continue on the north side of Wilshire Bl from Beverly Dr to Crescent Dr. Upon anticipated completion on the north side in April*, operations will move to the south side.

TRAFFIC ALERT
Two lanes will be open in each direction on Wilshire Bl at all times. Beverly Dr will be open in one lane in each direction during work in the intersection.

WORK HOURS
Work will occur seven days a week. Please visit metro.net/purple for detailed work hours.

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*Construction is dynamic and is subject to change.



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arrests cont. from page 11

for appropriation of lost property for own use without making efforts to locate, possession of meth/etc and possession of burglary tools.

GOMEZ, LISA JOANNA, 37, of Los Angeles arrested on 02/06/2020 for appropriation of lost property for own use without making efforts to locate, theft or driving of vehicle and possession of burglary tools.

MILLER, LARITA NIKKIFIA, 37, of Beverly Hills arrested on 02/06/2020 for trespass of real property.

URBINAVAZQUEZ, JUAN MAURICIO, 28, of Los Angeles arrested on 02/07/2020 for driving while license suspended for DUI and ignition interlock de-

vice.

MACAL, ALBERTO, 26, of Los Angeles arrested on 02/07/2020 for driving while license suspended.

YOMTOVIAN, ISAAC E, 71, of Los Angeles arrested on 02/07/2020 for grand theft.

MERCADO, VALERIA MELISSA, 27, of Queens Village arrested on 02/08/2020 for battery against person defendant had been dating, engaged to, married or divorced.

RATTERMAN, ANGELO ORION, 20, of Beverly Hills arrested on 02/08/2020 for other BHMC violation not listed.

BROADWATER, MALIACHI ETHAN, 28, of Beverly Hills arrested on 02/08/2020 for possession of a controlled

substance.

RAMIREZGONZALEZ, RICHARD, 36, arrested on 02/07/2020 for grand theft auto.

CHANEY, STEPHANIE MARIE, 40, of Los Angeles arrested on 02/07/2020 for driving under the influence of alcohol.

SAHIBI, ANAS, 26, arrested on 02/08/2020 for transporting/selling of controlled substance, transporting/selling of narcotic/controlled substance and possession of sale meth/etc.

KUNTOROVSKIY, DENNIS M, 32, arrested on 02/08/2020 for appropriation of lost property for own use without making efforts to locate, transporting/selling controlled substance, transporting/selling narcotic/controlled substance, possession

of sale meth/etc.

SEOUDI, ISMAIL, 22, arrested on 02/09/2020 for being under the influence of controlled substance.

EDWARDS, DARKEISHA GIGI, 25, of Lancaster arrested on 02/09/2020 for outside misdemeanor warrant and driving while license suspended.

DRENNEN, JILL MARIE, 38, of Beverly Hills arrested on 02/09/2020 for drinking in public spaces.

CUESTA, CARLOS ALBERTO, 65, of Beverly Hills arrested on 02/09/2020 for grand theft.

JOHNSON, ANTONETTE AURORA, 35 arrested on 02/09/2020 for driving while license suspended.

Public Notices
310-887-0788
Forms available at www.onestopdbas.com

Samuel Sudduth Harrison Logan
19413 Northwood
Carson, CA 90746
Case Number: 20CMCP00020
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Compton Superior Court
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Samuel Sudduth Harrison Logan
TO ALL INTERESTED PERSONS
Petitioner: Samuel Sudduth Harrison Logan
Present name: Samuel Sudduth Harrison Logan
Proposed name: Eugene Harrison Logan
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 4/7/20 Time: 830a Dept: A Rm: 904
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 1/21/20 Signed: Maurice A. Lettier, Judge of the Superior Court
Published: 2/6/20, 2/13/20, 2/20/20, 2/27/20 32
FICTITIOUS BUSINESS NAME STATEMENT: 20200256642 The following person(s) is/are doing business as: CREATING CHANGE LA, 337 S Beverly Dr #201, Beverly Hills, CA 90212. CREATING CHANGE LA, INDIVIDUAL & COUPLE MARRIAGE COUNSELING & SEX THERAPY, A PROFESSIONAL CORPORATION, 337 S Beverly Dr #201, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/20/20. Signed: Natalie Finegood Goldberg, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/31/20. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/20, 2/13/20, 2/20/20, 2/27/20 33
FICTITIOUS BUSINESS NAME STATEMENT: 2020002101 The following person(s) is/are doing business as: THE LUXE RESIDENTIAL, 11110 HARTSOOK ST, North Hollywood, CA 91061; 337 Foothill Rd, Beverly Hills, CA 90210. HARTSOOK GRAND LLC 337 Foothill Rd, Beverly Hills, CA 90210. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Shari Pakravan, Member. This statement is filed with the County Clerk of Los Angeles County on: 1/27/20. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/20, 2/13/20, 2/20/20, 2/27/20 34
FICTITIOUS BUSINESS NAME STATEMENT: 20200245900 The following person(s) is/are doing business as: CENTURY CITY COUNSELING, 10350 Santa Monica Bl #310, Los Angeles, CA 90025; 3669 Motor Ave #21, Los Angeles, CA 90034. FILIPPO MARIA FORNI 3669 Motor Ave #21, Los Angeles, CA 90034. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Filippo Maria Forni, Member. This statement is filed with the County Clerk of Los Angeles County on: 1/30/20. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/20, 2/13/20, 2/20/20, 2/27/20 35
Nuyen Tran
13023 S Wilton Pl
Gardena, CA 90249
Case Number: 20TRCP00026
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Torrance Courthouse
825 Maple Ave
Torrance, CA 90501
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Nghia Thieu Tran, by her father Nguyen Tran and her mother Nhugn Tran
TO ALL INTERESTED PERSONS
Petitioner: Nghia Thieu Tran, by her father Nguyen Tran and her mother Nhugn Tran
Present name: Nghia Thieu Tran
Proposed name: Kenn Thieu Tran
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 3/6/20 Time: 830a Dept: B Rm: 904
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 1/27/20 Signed: Deirdre Hill, Judge of the Superior Court
Published: 2/6/20, 2/13/20, 2/20/20, 2/27/20 36
FICTITIOUS BUSINESS NAME STATEMENT: 202019332704. The following person(s) is/are doing business as: THE ART OF CARING, 9532 S 4TH AVE INGLEWOOD CA 90305, KIMBERLY F MILLS, 9532 S 4TH AVE INGLEWOOD CA 90305. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KIMBERLY F MILLS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/31/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state

of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 1/30/2020, 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,076
FICTITIOUS BUSINESS NAME STATEMENT: 2019332692. The following person(s) is/are doing business as: SWEET AS BUTTER BAKERY, DELIVER US FROM SUGAR, CAKE INFUSIONS, 9532 S 4TH AVE INGLEWOOD CA 90305, KIMBERLY F MILLS, 9532 S 4TH AVE INGLEWOOD CA 90305. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: KIMBERLY F MILLS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/31/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 1/30/2020, 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,077
FICTITIOUS BUSINESS NAME STATEMENT: 2019333516. The following person(s) is/are doing business as: TACOS PERRONES, 201 S GAGE AVE LOS ANGELES CA 90063, IVAN PIMENTEL, 201 S GAGE AVE LOS ANGELES CA 90063. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: IVAN PIMENTEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/31/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 1/30/2020, 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,078
FICTITIOUS BUSINESS NAME STATEMENT: 2020022073. The following person(s) is/are doing business as: AT HANDYMAN SERVICES, 8647 NORRIS AVE SUN VALLEY CA 91352, TELMAN ARTAMYAN, 8647 NORRIS AVE SUN VALLEY CA 91352. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015 Signed: TELMAN ARTAMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/28/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,079
FICTITIOUS BUSINESS NAME STATEMENT: 2020022077. The following person(s) is/are doing business as: PV COOKIES, 5438 ANDY ST LAKEWOOD CA 90712, ANA PENA, 5438 ANDY ST LAKEWOOD CA 90712. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ANA PENA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/28/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,080
FICTITIOUS BUSINESS NAME STATEMENT: 2020022079. The following person(s) is/are doing business as: MIAMI TRUCKING, 1902 SIMSBURRY ST PALMDALE CA 93550, ROMAN AGAMYAN, 1902 SIMSBURRY ST PALMDALE CA 93550. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2012 Signed: ROMAN AGAMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/28/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020 TBS 4,081
FICTITIOUS BUSINESS NAME STATEMENT: 2020024862. The following person(s) is/are doing business as: JVP IV CONSTRUCTION, 340 BURCHETT ST UNIT 314 GLENDALE CA 91203, GEVORG KARAFETYAN, 340 BURCHETT ST UNIT 314 GLENDALE CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015 Signed: ROMAN AGAMYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,082
FICTITIOUS BUSINESS NAME STATEMENT: 2020024860. The following person(s) is/are doing business as: RV ELECTRONICS, 6924 CANBY AVE #115 RESEDA CA 91335, RICARDO VIRRUETA VIRRUETA, 6724 TAMPA AVE RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: RICARDO VIRRUETA VIRRUETA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,083
FICTITIOUS BUSINESS NAME STATEMENT: 2020024858. The following person(s) is/are doing business as: OKASHI TRUCKING, 17910 BURBANK BLVD UNIT 219 ENCINO CA 91316, AVNER OKASHI, 17910 BURBANK BLVD UNIT 219 ENCINO CA 91316. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: AVNER OKASHI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,084
FICTITIOUS BUSINESS NAME STATEMENT: 2020000108. The following person(s) is/are doing business as: AUTO CARE SPECIALIST, JEA GRAND AUTO SERVICE, 5076 VALLEY BLVD LOS ANGELES CA 90032, JOSE ECHEVERRIA, 3420 MACEO STREET LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JOSE ECHEVERRIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/02/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,085
FICTITIOUS BUSINESS NAME STATEMENT: 2020019437. The following person(s) is/are doing business as: ARMAN'S ICE CREAM, 4938 CANYON RD BALDWIN PARK CA 91706, ARMAN GRIGORYAN, 4938 AZUSA CANYON RD BALDWIN PARK CA 91706. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2004 Signed: ARMAN GRIGORYAN, OWNER. This statement is filed with the County Clerk of Los Angeles

County on: 01/24/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,086
FICTITIOUS BUSINESS NAME STATEMENT: 2020022325. The following person(s) is/are doing business as: CAPELLA GROUP, 1326 N NORMANDIE AVE #7 LOS ANGELES CA 90027, ANAHIT AVAGYAN, 1326 N NORMANDIE AVE #7 LOS ANGELES CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2013 Signed: ANAHIT AVAGYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,087
FICTITIOUS BUSINESS NAME STATEMENT: 2020023337. The following person(s) is/are doing business as: BELLATRIX MANAGEMENT, 6949 LOUISE AVE VAN NUYS CA 91406, SAMVEL SARGSYAN, 6949 LOUISE AVE VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2013 Signed: SAMVEL SARGSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,088
FICTITIOUS BUSINESS NAME STATEMENT: 2020023343. The following person(s) is/are doing business as: JZ FRESH PRODUCE, 14153 ERWIN ST APT 1 VAN NUYS CA 91401, JOSE ZALDANA, 14153 ERWIN ST APT 1 VAN NUYS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JOSE ZALDANA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,089
FICTITIOUS BUSINESS NAME STATEMENT: 2020023345. The following person(s) is/are doing business as: W.C LOGISTICS, 14721 LEADWELL ST VAN NUYS CA 91405, HOVIK V. DZHURVYAN, 14721 LEADWELL ST VAN NUYS CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: HOVIK V. DZHURVYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,090
FICTITIOUS BUSINESS NAME STATEMENT: 2020023584. The following person(s) is/are doing business as: GHOST TOWNS BOOKS, 37356 DOWNING ST PALMDALE CA 93550, LAWRENCE ALI, 37356 DOWNING ST PALMDALE CA 93550. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LAWRENCE ALI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,091
FICTITIOUS BUSINESS NAME STATEMENT: 2020020568. The following person(s) is/are doing business as: CREDIT BOOST TRADELINES, 43146 22ND ST W LANCASTER CA 93536, E&P HOLDINGS AND CONSULTING INC, 43146 22ND ST W LANCASTER CA 93536. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: EDWARD JEFFERSON, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/28/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,092
FICTITIOUS BUSINESS NAME STATEMENT: 2020021171. The following person(s) is/are doing business as: PIPETHON CONSTRUCTION, 4514 S WILTON PLACE LOS ANGELES CA 90062, PIPETHON PLUMBING INC, 4514 S WILTON PLACE LOS ANGELES CA 90062. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JAMES RYAN DELANY, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 01/27/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,093
FICTITIOUS BUSINESS NAME STATEMENT: 2020018627. The following person(s) is/are doing business as: DIAMOND VALLEY HAND CAR WASH, 1650 WEST HOLT AVE POMONA CA 91768, DAVTYAN ENTERPRISES, INC, 1650 WEST HOLT AVE POMONA CA 91768. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2005 Signed: EDMOND DAVTYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/23/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,094
FICTITIOUS BUSINESS NAME STATEMENT: 2020018625. The following person(s) is/are doing business as: SURREAL LIMITS TATTOO STUDIO, 7335 VAN NUYS BLVD STE 205 VAN NUYS CA 91405, TP GROUP INC, 7335 VAN NUYS BLVD STE 205 VAN NUYS CA 91405. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: TIGRAN PETROSIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/23/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,095
FICTITIOUS BUSINESS NAME STATEMENT: 2020013548. The following person(s) is/are doing business as: MEL'S CAFE, 1904 HILLHURST AVE LOS ANGELES CA 90027.

QUICK STOP CAFÉ, 1904 1/2 HILLHURST AVE LOS ANGELES CA 90027. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: ANDRE MOND, TREASURER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,096
FICTITIOUS BUSINESS NAME STATEMENT: 2020025745. The following person(s) is/are doing business as: SMART CANNABIS, CANNA SMART, 10745 RIVERSIDE DR TOLUCA LAKE CA 91602, SMART COLLECTIVE, INC, 10745 RIVERSIDE DR TOLUCA LAKE CA 91602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ANAHIT MURADYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/31/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,097
FICTITIOUS BUSINESS NAME STATEMENT: 2020025747. The following person(s) is/are doing business as: CATCH ME SUSHI, 7234 CANOGA AVE CANOGA PARK CA 91303, TJS GROUP INC, 7234 CANOGA AVE CANOGA PARK CA 91303. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: STANISLAV KOLBASOV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/31/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,098
FICTITIOUS BUSINESS NAME STATEMENT: 2020024856. The following person(s) is/are doing business as: NEW CHAPTER RECOVERY, 18635 MALDEN ST NORTHRIDGE CA 91324, VALLEY CARE PT INC, 18635 MALDEN ST NORTHRIDGE CA 91324. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ARTHUR YAYLAGULLU, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,099
FICTITIOUS BUSINESS NAME STATEMENT: 2020024638. The following person(s) is/are doing business as: POST AND BEAM REAL ESTATE, 1554 SILVERWOOD DR LOS ANGELES CA 90041, JOANN SWENEY, SILVERWOOD DR LOS ANGELES CA 90041. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JOANN SWENEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,100
FICTITIOUS BUSINESS NAME STATEMENT: 2020020150. The following person(s) is/are doing business as: URBAN HEALTH, 158 GENTRY STREET POMONA CA 91767, JAYSON HEYER, 158 GENTRY STREET POMONA CA 91767. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: JAYSON HEYER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,101
FICTITIOUS BUSINESS NAME STATEMENT: 2020012320. The following person(s) is/are doing business as: BEVERLY HILLS PEDIATRICS THE VALLEY, 12840 RIVERSIDE DR SUITE 210 VALLEY VILLAGE CA 91767, BEVERLY HILLS PEDIATRICS, INC, 8530 WILSHIRE BLVD SUITE 520 BEVERLY HILLS CA 90211. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: SCOTT COHEN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,102
FICTITIOUS BUSINESS NAME STATEMENT: 2020005114. The following person(s) is/are doing business as: BROWN'S NOTARY & LOAN SIGNING SERVICES, 15156 RANCHO CLEMENTE DR PARAMOUNT CA 90723, ANITA BROWN, 15156 RANCHO CLEMENTE DR PARAMOUNT CA 90723. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: ANITA BROWN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/08/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 2/6/2020, 2/13/2020, 2/20/2020, 2/27/2020 TBS 4,103
FICTITIOUS BUSINESS NAME STATEMENT: 2020015277. The following person(s) is/are doing business as: CALABASAS MED SPA, 23659 CALABASAS ROAD CALABASAS CA 91302, CALABASAS MED SPA, PC, 23659 CALABASAS ROAD CALABASAS CA 91302. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2015 Signed: LAWRENCE OSMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/21/2020. NOTICE - This fictitious name statement expires five

(see Section 14411, et seq., B&P Code.) Published: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46037

FICTITIOUS BUSINESS NAME STATEMENT: 2020027074

The following person(s) is/are doing business as: TITANPLUS AUTO, 20808 STARSHINE RD., WALNUT, CA 91789. LINKER LOGISTIC, INC., 20808 STARSHINE RD. WALNUT CA 91789. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIZABETH FAJARDO LOMELI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 2/3/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46043

FICTITIOUS BUSINESS NAME STATEMENT: 2020027082

The following person(s) is/are doing business as: COSTA, COSTA BAR AND GRILL, 6746 GREENLEAF AVE, WHITTIER, CA 90601. RL FOODS INC., 6746 GREENLEAF AVE WHITTIER CA 90601. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROBERTO LANDEROS. 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: 2/3/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46042

FICTITIOUS BUSINESS NAME STATEMENT: 2020027688

The following person(s) is/are doing business as: BOPZ, 1404 N AZUSA AVE STE 174, COVINA, CA 91722. LANDIS FARR, 1404 N AZUSA AVE STE 174 COVINA CA 91722. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/20. Signed LANDIS FARR. 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: 2/4/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46071

FICTITIOUS BUSINESS NAME STATEMENT: 2020032117

The following person(s) is/are doing business as: BROTHERS KEEPER BBQ, 2371 CLARK AVE. LONG BEACH, CA 90815. MAURICE STEWART, 2371 CLARK AVE LONG BEACH CA 90815 BRANDON MCINTOSH, 5301 E. THE TOLEDO #102 LONG BEACH CA 90803. The business is conducted by a General Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MAURICE STEWART. 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: 2/7/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46060

FICTITIOUS BUSINESS NAME STATEMENT: 2020032966

The following person(s) is/are doing business as: RAMON BUSINESS SOLUTION, 3833 JOSEPHINE ST., LYNNWOOD, CA 90262. RAMON CALVILLO, 3833 JOSEPHINE ST. LYNNWOOD CA 90262. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 02/20. Signed RAMON CALVILLO. 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: 2/10/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46065

FICTITIOUS BUSINESS NAME STATEMENT: 2020034039

The following person(s) is/are doing business as: TAJ AND COMPANY, 2817 W. 147TH ST, GARDENA, CA 90249. 8767 REDCLIFF PL RIVERSIDE CA 92508 LASHAN ANNETTE-NETTE OWENS, 2817 W. 147TH ST GARDENA CA 90249. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LASHAN ANNETTE-NETTE OWENS. 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: 2/10/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46073

The following person(s) is/are doing business as: JACS MARKETING, 4431 PACIFIC COAST HIGHWAY APT L 102, TORRANCE, CA 90505. JOHN ARNAZZI, 4431 PACIFIC COAST HIGHWAY APT L 102 TORRANCE CA 90505. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JOHN ARNAZZI. 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: 2/11/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46078

FICTITIOUS BUSINESS NAME STATEMENT: 2020035880

The following person(s) is/are doing business as: UNLUCKY ELSER, 223 S RENO ST, LOS ANGELES, CA 90057. HENRY J KIM, 223 S RENO ST LOS ANGELES CA 90057. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HENRY J KIM. 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: 2/12/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46084

FICTITIOUS BUSINESS NAME STATEMENT: 2020037111

The following person(s) is/are doing business as: HOLLOWAY TUNED, BST AUTOMOTIVE, BLOOD SWEAT AND TEAR AUTOMOTIVE, 13904 RAMHURST DR #19, LA MIRADA, CA 90638. BRONZ KEITH HOLLOWAY, 13904 RAMHURST DR. #19 LA MIRADA CA 90638. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 02/20. Signed BRONZ KEITH HOLLOWAY. 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: 2/13/2020. 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: 2/20/2020, 2/27/2020, 3/5/2020, 3/12/2020 NIN 46086

Carmen Brianna Cuellar
2936 Blegrove Ave #202
Huntington Park, CA 90255

Case Number: 20NRCPO0055
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk BL
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Carmen Brianna Cuellar
TO ALL INTERESTED PERSONS
Petitioner: Carmen Brianna Cuellar

Present name: Carmen Brianna Cuellar
Proposed name: Brianna Carmen Cuellar-Vega
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 4/15/20 Time: 130p Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 2/13/20 Signed: Margaret Bernal, Judge of the Superior Court
Published: 2/27/20, 3/5/20, 3/12/20, 3/19/20 48
FICTITIOUS BUSINESS NAME STATEMENT: 2020039890 The following person(s) is/are doing business as: BZKLAB, 736 1/2 Edinburgh Ave. Los Angeles, CA 90046. BERND KROEBER, 736 1/2 Edinburgh Ave. Los Angeles, CA 90046. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 2/20/20. Signed: Bernd Kroeber, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/13/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 2/27/20, 3/5/20, 3/12/20, 3/19/20 49

FICTITIOUS BUSINESS NAME STATEMENT: 2020039603 The following person(s) is/are doing business as: THE COHAN LAW FIRM, 8549 Wilshire Bl #222, Beverly Hills, CA 90211. SABRINA COHAN, 8549 Wilshire Bl #222, Beverly Hills, CA 90211. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sa-

brina Cohan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 2/27/20, 3/5/20, 3/12/20, 3/19/20 50
LeDerrick Treshon Coleman
711 S Aprilia
Compton, CA 90220

Case Number: 20CMCP00042
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Compton Superior Court
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: LeDerrick Treshon Coleman
TO ALL INTERESTED PERSONS
Petitioner: LeDerrick Treshon Coleman
Present name: LeDerrick Treshon Coleman
Proposed name: Derrick Coleman
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 4/30/20 Time: 830a Dept: A Rm: 904
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 2/24/20 Signed: Maurice A. Leiter, Judge of the Superior Court
Published: 2/27/20, 3/5/20, 3/12/20, 3/19/20 51
Houman Banafsheh
1408 Club View Dr
Los Angeles, CA 90024

Case Number: 20SMCP00076
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St #102
Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Houman Banafsheh
TO ALL INTERESTED PERSONS
Petitioner: Houman Banafsheh
Present name: Houman Banafsheh; Ghazal Eshaghian Banafsheh; Brodyn Oliver Banafsheh; Skylar Sarah Banafsheh; Georgia Grace Banafsheh
Proposed name: Houman Bana; Ghazal Eshaghian Bana; Brodyn Oliver Bana; Skylar Sarah Bana; Georgia Grace Bana
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 4/17/20 Time: 830a Dept: K Rm: A-203
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 2/10/20 Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 2/27/20, 3/5/20, 3/12/20, 3/19/20 52
FICTITIOUS BUSINESS NAME STATEMENT: 2020042153 The following person(s) is/are doing business as: THE WAVE COMPANY, 4722 LA CANADA BLVD LA CANADA FLNTRIDGE CA 91011. GALIT FEINREICH, 4720 LA CANADA BLVD LA CANADA FLNTRIDGE CA 91011. ANDREW NEGRIN, 4720 LA CANADA BLVD LA CANADA FLNTRIDGE CA 91011. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: GALIT FEINREICH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,162

FICTITIOUS BUSINESS NAME STATEMENT: 2020042814 The following person(s) is/are doing business as: HAMILT TRANS, 10363 SILVERTON AVE TUJUNGA CA 91042. NORAYR AZARYAN, 10363 SILVERTON AVE TUJUNGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/20/2020 Signed: NORAYR AZARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,164

FICTITIOUS BUSINESS NAME STATEMENT: 2020035805 The following person(s) is/are doing business as: LIL MISS HOT MESS, 1158 N WESTMORELAND AVE LOS ANGELES CA 90029. HARRIS KORNSTEIN, 1158 N WESTMORELAND AVE LOS ANGELES CA 90029. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2010 Signed: HARRIS KORNSTEIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,163

FICTITIOUS BUSINESS NAME STATEMENT: 2020042811 The following person(s) is/are doing business as: LTREALTY, 1990 S BUNDDY DRIVE STE 640 LOS ANGELES CA 90025. LOREN THALL, 1990 S BUNDDY DRIVE STE 640 LOS ANGELES CA 91302. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2015 Signed: OREN THALL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,165

FICTITIOUS BUSINESS NAME STATEMENT: 2020039801 The following person(s) is/are doing business as: VEGN, 264 N LOWENA DR LONG BEACH CA 90803. HARRY S WALKER, 264 N LOWENA DR LONG BEACH CA 90803. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: HARRY S WALKER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/18/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,166

FICTITIOUS BUSINESS NAME STATEMENT: 2020035405 The following person(s) is/are doing business as: LBRETTO QUILTWORKS, 18645 CITRONIA ST NORTHRIDGE CA 91324. AN RUSSKOFF, 18645 CITRONIA ST NORTHRIDGE CA 91324. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: JON RUSSKOFF, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/12/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,169

FICTITIOUS BUSINESS NAME STATEMENT: 2020041511 The following person(s) is/are doing business as: MAND S CONSULTING, 1030 RUBERTIA AVE APT 11 GLENDALE CA 91201. MERI SIMON-YAN, 1030 RUBERTIA AVE APT 11 GLENDALE CA 91201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: MERI SIMON-YAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,168

FICTITIOUS BUSINESS NAME STATEMENT: 2020041511 The following person(s) is/are doing business as: NOY DISTRIBUTION, 6651 LENNOX AVE VAN NUYS CA 91405. VAHE SAGRANYAN, 6651 LENNOX AVE VAN NUYS CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: VAHE SAGRANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,170

to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,170

FICTITIOUS BUSINESS NAME STATEMENT: 2020043804 The following person(s) is/are doing business as: ART OF MANAGEMENT, 17115 CHATSWORTH ST 205 GRANADA HILLS CA 91344. ARTHUR POGOSYAN, 17115 CHATSWORTH ST 205 GRANADA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2015 Signed: ARTHUR POGOSYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/21/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,171

FICTITIOUS BUSINESS NAME STATEMENT: 2020043808 The following person(s) is/are doing business as: EDEN'S CARE SERVICES, 1309 SEPULVEDA BLVD #614 TORRANCE CA 90501. EDEN DABALUS, 1309 SEPULVEDA BLVD #614 TORRANCE CA 90501. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: EDEN DABALUS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/21/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,172

FICTITIOUS BUSINESS NAME STATEMENT: 2020042899 The following person(s) is/are doing business as: EB PRODUCTIONS, 18723 VIA PRINCESSA #1001 SANTA CLARITA CA 91387. ECSTATIC BLISS PRODUCTIONS LLC, 18723 VIA PRINCESSA #1001 SANTA CLARITA CA 91387. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: EDWARD DALMAS-COWDEN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,173

FICTITIOUS BUSINESS NAME STATEMENT: 2020041446 The following person(s) is/are doing business as: TOP RATE FINANCIAL, 4631 GLENCOVE AVE GLENDALE CA 91214. SYNCHRONY REAL ESTATE, INC, 4631 GLENCOVE AVE GLENDALE CA 91214. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: SAMUEL ZADORI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 02/19/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,174

FICTITIOUS BUSINESS NAME STATEMENT: 2020042899 The following person(s) is/are doing business as: EB PRODUCTIONS, 18723 VIA PRINCESSA #1001 SANTA CLARITA CA 91387. ECSTATIC BLISS PRODUCTIONS LLC, 18723 VIA PRINCESSA #1001 SANTA CLARITA CA 91387. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: EDWARD DALMAS-COWDEN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,175

FICTITIOUS BUSINESS NAME STATEMENT: 2020043084 The following person(s) is/are doing business as: DJS CONSULTING, 815 MORAGA DRIVE LOS ANGELES CA 90049. SLR MUSIC GROUP, LLC, 815 MORAGA DRIVE LOS ANGELES CA 90049. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2020 Signed: DAVID SMALL, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 02/20/2020. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,176

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
Case No: 201707480
Date Filed: 03/21/2017
Name of Business: NOY DISTRIBUTION
6651 LENNOX AVE, VAN NUYS, CA 91405-
Registered Owner: PETROS SAGRANYAN
6651 LENNOX AVE, VAN NUYS, CA, 91405
Current File #: 2020041510
Date: 02/19/2020
02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,177

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 20SMCP00092
FEBRUARY 19, 2020
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
SANTA MONICA COURTHOUSE
1725 MAIN ST
SANTA MONICA, CA 90401

PETITION OF: MAHROKH ZARABIAN
TO ALL INTERESTED PERSONS:
Petitioner MAHROKH ZARABIAN for a decree changing names as follows:
Present name: MAHROKH ZARABIAN
Proposed name: JESSICA ANGEL ALOYAN
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 04/24/2020 Time: 8:30 AM Dept: K Room: A-203
Signed: LAWRENCE CHO, Judge of the Superior Court
Date: 02/20/2020
Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,178

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 20BPPC00071
FEBRUARY 19, 2020
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
NORTH CENTRAL DISTRICT
300 EAST OLIVE AVENUE
BURBANK, CA 91502

PETITION OF: JESSICA ANGEL ALOYAN, A MINOR, BY AND THROUGH HER PARENTS ARNO ALOY AND ALICE ALOY
TO ALL INTERESTED PERSONS:
Petitioner ARNO ALOY for a decree changing names as follows:
Present name: JESSICA ANGEL ALOYAN
Proposed name: JESSICA ANGEL ALOYAN

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 04/17/2020 Time: 8:30 AM Dept: B Room: _____
Signed: DARELL MAVIS, Judge of the Superior Court
Date: 02/19/2020
Published: 02/27/2020, 03/05/2020, 03/12/2020, 03/19/2020 TBS 4,179
FICTITIOUS BUSINESS NAME STATEMENT: 2020023721 The following person(s) is/are doing business as: NEM TALENT TRADING COMPANY, 826 S LINCOLN AVE, MONTEREY PARK, CA 91755. LXIN WANG, 826 S LINCOLN AVE MONTEREY PARK CA 91755. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LXIN WANG. 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: 1/29/2020. 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: 2/27/2020, 3/5/2020, 3/12/2020, 3/19/2020 NIN 46030

FICTITIOUS BUSINESS NAME STATEMENT: 2020023723 The following person(s) is/are doing business as: MINGLIANG TRADING COMPANY, 3709 N FIGUEROA ST LOS ANGLEES, CA 90065. MINGLIANG FU, 3709 N FIGUEROA ST LOS ANGELES CA 90065. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MINGLIANG FU. 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: 1/29/2020. 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: 2/27/2020, 3/5/202

OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, EXCEPTING THEREFROM ALL INDIVIDUAL UNITS AS SHOWN AND DEFINED IN THE CONDOMINIUM PLAN, AND UNIT 47-C, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION, FOR THE PARKING OF MOTOR VEHICLES, OF THAT PORTION OF THE COMMON AREA AND DESIGNATED ASEXCLUSIVE USE COMMON AREA PARKING SPACE 47-P. The street address and other common designation, if any of the real property described above is purported to be: 970 Palm Ave, 304 West Hollywood, CA 90069-4085. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publications of the Notice of Sale is \$406,244.27. The opening bid at the time of the sale may be more or less than this amount depending on the total indebtedness owed and/or the fair market of the property. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, in an "as is" condition, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid balance of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 01/31/2020 National Default Servicing Corporation 7720 N. 16th Street, Suite 300 Phoenix, AZ 85020 602-264-6101 Sales Line : 480-257-2444 Sales Website: www.ndscorp.com/sales By: Rachael Hamilton, Trustee Sales Representative 02/13/2020, 02/20/2020, 02/27/2020

NOTICE OF TRUSTEE'S SALE NDSC File No. : 17-20263-SP-CA Title Order No. : 170305283 APN No. : 5554-024-052 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/17/2004 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY; IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that National Default Servicing Corporation as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by Ernest J Romero, a single man and Patrick W Kibby, a single man as joint tenants, dated 06/17/2004 and recorded 06/24/2004 as Instrument No. 04 1613821 (or Book, Page) of the Official Records of Los Angeles County, State of CA, and pursuant to the Notice of Default and Election to Sell thereunder recorded 11/21/2017 as Instrument No. 20171337370 (or Book, Page) of said Official Records. Date and Time of Sale: 03/12/2020 9:00 AM Place of Sale: Doubletree Hotel Los Angeles-Norwalk, Vineyard Ballroom, 13111 Sycamore Drive, Norwalk, CA 90650 Property will be sold at public auction, to the highest bidder for cash (in the forms which are lawful tender in the United States, payable in full at time of sale), all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and A CONDOMINIUM COMPRISED OF PARCEL AAN UNDIVIDED 1/16 INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO37529, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER

MAP RECORDED IN BOOK 938 PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN, RECORDED SEPTEMBER 26, 1980 AS INSTRUMENT NO. 80-944147 OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL B: ALL THAT PORTION OF LOT 1 OF SAID TRACT NO 37529, SHOWN AND DEFINED AS UNIT NO 16 ON SAID CONDOMINIUM PLAN. PARCEL C: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTION ENTITLED "CERTAIN EASEMENTS FOR OWNERS AND "SUPPORT, SETTLEMENT AND ENCROACHMENT" OF THE ARTICLE OF THE "DECLARATION" ENTITLED "EASEMENTS". The street address and other common designation, if any of the real property described above is purported to be: 8401 Fountain Avenue #16 West Hollywood, CA 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publications of the Notice of Sale is \$574,270.60. The opening bid at the time of the sale may be more or less than this amount depending on the total indebtedness owed and/or the fair market of the property. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, in an "as is" condition, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid balance of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 02/04/2020 National Default Servicing Corporation 7720 N. 16th Street, Suite 300 Phoenix, AZ 85020 602-264-6101 Sales Line : 480-257-2444 Sales Website: www.ndscorp.com/sales By: Tosha Augborne, Trustee Sales Representative 02/13/2020, 02/20/2020, 02/27/2020

FILE NO. 2020 028552
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: MOTO RAMEN, 11172 WASHINGTON BLVD. CULVER CITY CA 90232 county of: LA COUNTY.
AI #ON:
Registered Owner(s): SHYU F&B, INC., 3600 WILSHIRE BLVD STE 910 LOS ANGELES CA 90010 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ SHYU F&B, INC. BY SEOUNGJOON YUM, CEO
This statement was filed with the County Clerk of LOS ANGELES County on FEB 04 2020 expires on FEB 04 2025.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk.

Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA2462659 BEVERLY HILLS WEEKLY 2/13,20,27 3/5 2020

FILE NO. 2020 030028
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: GLENDALE LIQUOR, 1311 E. COLORADO ST. GLENDALE CA 91205 county of: LA COUNTY.
AI #ON:
Registered Owner(s): GLENDALE LIQUOR STORE, INC., 1311 E. COLORADO ST. GLENDALE CA 91205 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ GLENDALE LIQUOR STORE, INC. BY ANDREY ZARGARIAN, PRESIDENT
This statement was filed with the County Clerk of LOS ANGELES County on FEB 05 2020 expires on FEB 05 2025.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA2461801 BEVERLY HILLS WEEKLY 2/13, 20, 27, 3/5 2020

FILE NO. 2020 032478
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PETE'S MARKET, 1098 E. 7TH ST. LONG BEACH CA 90813 county of: LA COUNTY.
Registered Owner(s): 1.) FORTUNATO JR. CISNEROS, 1098 E. 7TH ST. LONG BEACH CA 90813 and 2.) FORTUNATO CISNEROS GOMEZ, 1098 E. 7TH ST. LONG BEACH CA 90813. This Business is being conducted by a/an: COPARTNERS. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ FORTUNATO JR. CISNEROS, PARTNER
This statement was filed with the County Clerk of LOS ANGELES County on FEB 07 2020 expires on FEB 07 2025.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

LA2465867 BEVERLY HILLS WEEKLY 2/13,20,28 3/5 2020

FILE NO. 2020 032480
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: L & L HAWAIIAN BARBECUE, 11413 SOUTH STREET CERRITOS CA 90703 county of: LA COUNTY.
Registered Owner(s): YUVIESHA LLC, 2436 THREEWOODS LANE FULLERTON CA 92831 [CA]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ YUVIESHA LLC, BY: SANJU SALMAN, MEMBER
This statement was filed with the County Clerk of LOS ANGELES County on FEB 07 2020 expires on FEB 07 2025.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
LA2465348 BEVERLY HILLS WEEKLY 2/13,20,28 3/5 2020

NOTICE OF TRUSTEE'S SALE TS No. CA-19-861718-RY Order No.: 190915638-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): VERA MATUSEVICH AN UNMARRIED WOMAN** Recorded: 12/21/2006 as Instrument No. 20062842864 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 3/12/2020 at 10:00 AM Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$299,146.88** The purported property address is: **850 N KINGS RD APT 203, WEST HOLLYWOOD, CA 90069** Assessor's Parcel No.: **5529-004-107 NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive

clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-19-861718-RY**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-19-861718-RY** IDSPub #0160449 2/20/2020 2/27/2020 3/5/2020

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JUDITH FOX BRENTE
CASE NO. 20STPB01251**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JUDITH FOX BRENTE. A PETITION FOR PROBATE has been filed by CORY MICHAEL BRENTE & DENISE GREER BRENTE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CORY MICHAEL BRENTE & DENISE GREER BRENTE be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/12/20 at 8:30AM in Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance

may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner GREGORY G. YACUBIAN, ESQ. - SBN 230567 LAW OFFICES OF GREGORY G. YACUBIAN 2625 TOWNSGATE ROAD, SUITE 330 WESTLAKE VILLAGE CA 91361 2/20, 2/27, 3/5/20 **CNS-3343731#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
DARRELL BROWN
CASE NO. 20STPB00233**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DARRELL BROWN. A PETITION FOR PROBATE has been filed by JUDY BROWN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JUDY BROWN 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: 04/29/20 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner RICHARD A. STONE - SBN 25797 LAW OFFICES OF RICHARD A. STONE 9454 WILSHIRE BLVD., PH BEVERLY HILLS CA 90212 2/20, 2/27, 3/5/20

CNS-3343821#

NOTICE OF PETITION TO ADMINISTER ESTATE OF HARRY MORTON aka HARRY A. MORTON

Case No. 20STPB01437 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HARRY MORTON aka HARRY A. MORTON A PETITION FOR PROBATE has been filed by Peter A. Morton in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Peter A. Morton be appointed as personal representative to administer the estate of the decedent. 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 March 16, 2020 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **ALLAN B CUTROW ESQ SBN 50353 MITCHELL SILBERBERG & KNUPP LLP 2049 CENTURY PARK EAST 18TH FLOOR LOS ANGELES CA 90067 CN968280 MORTON Feb 27, Mar 5,12, 2020**

FILE NO. 2020 041644 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DEEP LIQUOR, 4904 HUNTINGTON DR S LOS ANGELES CA 90032 county of: LA COUNTY. AI #ON: Registered Owner(s): DEEP LIQUOR INC., 1517 1/2 W 6TH ST LOS ANGELES CA 90017 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ DEEP LIQUOR INC. BY MANDEEP SINGH, PRESIDENT This statement was filed with the County Clerk of LOS ANGELES County on FEB 19 2020 expires on FEB 19 2025. Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Sec-

tion 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). LA2473346 BEVERLY HILLS WEEKLY 2/27, 3/5,12,19 2020

FILE NO. 2020 044248 FICTITIOUS BUSINESS NAME STATEMENT TYPE OF FILING: ORIGINAL THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CARSON PIONEER LIQUOR, 11801 CARSON ST. HAWAIIAN GARDENS CA 90716 county of: LA COUNTY. Registered Owner(s): MANDEEP NAGRA, 11801 CARSON ST. HAWAIIAN GARDENS CA 90716. This Business is being conducted by a/an: AN INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

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

This statement was filed with the County Clerk of LOS ANGELES County on FEB 21 2020 expires on FEB 21 2025.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). LA2474786 BEVERLY HILLS WEEKLY 2/27 3/5,12,19 2020

**NOTICE CALLING FOR BIDS
BEVERLY HILLS UNIFIED SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT, of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive sealed bids prior to 2:00 p.m. on March 11, 2020, for the award of a Contract for the following: BID NO. 19-20-003 SECURE COMMUNICATION NETWORK INFRASTRUCTURE EQUIPMENT AND SOFTWARE Bid documents are available for review at: <https://www.bhusd.org/bids/>

All bids shall be made and presented on the forms presented by the District. Bids shall be received in the Construction and Facilities Department located at the Beverly Hills High School (Swim Gym Entrance) 241 S. Moreno Drive, Beverly Hills, CA 90212 and shall be opened and publicly read aloud at the above stated time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

The deadline for requests for clarification is March 4, 2020 at 2:00 p.m. All Requests for Clarification must be sent to Margie Sanchez, Bond Program Project Coordinator at msanchez@bhusd.org.

The district reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process and to be sole judge as to the merit, quality and acceptability of materials proposed.

Bidder will take all necessary steps to avoid the appearance of conflict of interest and shall have a duty to disclose to the District prior to entering into an agreement any and all circumstances existing at such time, which pose a potential conflict.

No bidder may withdraw any proposal for a period of sixty (60) calendar days after the date set for the opening of proposals. Refer to the formal bid documents for additional informa-

tion, terms and conditions. The complete bid documents and terms and conditions are considered one complete bid component and cannot be altered in anyway.

Publication Dates: February 27, 2020 and March 5, 2020

ORDINANCE NO. 20-O-2801

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO CREATE A MIXED USE PLANNED DEVELOPMENT OVERLAY ZONE (M-PD-5) AND APPLY IT TO THE PROJECT SITE LOCATED AT 9908 SOUTH SANTA MONICA BOULEVARD

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

Section 1. Legislative Findings. Due to special circumstances surrounding the property at 9908 South Santa Monica Boulevard, the City Council finds that certain commercially zoned properties in the City may be appropriately used for residential and commercial mixed use purposes and that such uses are unique and warrant specific development standards and criteria. The objectives of the Mixed Use Planned Development Overlay Zone (M-PD-5) shall include those objectives set forth in the proposed § 10-3-1995.3 of the overlay zone, as set forth in full in Section 5 below.

Section 2. The Planning Commission considered this Ordinance at duly noticed public hearings on September 8, 2016; November 28, 2017; January 11, 2018; August 8, 2018; and September 13, 2018. Evidence both written and oral was presented during the hearings. After considering the evidence, a majority of the Planning Commission recommended that the City Council adopt this Ordinance.

Section 3. The City Council considered this Ordinance at duly noticed public hearings on January 8, 2019; January 9, 2020; and February 4, 2020. Evidence, both written and oral, was presented at said hearings.

Section 4. The 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. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. The City Council has reviewed the Final EIR and by separate Resolution No. 20-R-13272, adopted on February 4, 2020, which is hereby incorporated by reference, (a) made certain CEQA findings and determinations, (b) certified the EIR, and (c) adopted a Mitigation Monitoring and Reporting Program. The documents and other materials that constitute the record on which this decision is based are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 5. A new Article 19.95 is hereby added to Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 19.95. MIXED USE PLANNED DEVELOPMENT OVERLAY ZONE (M-PD-5 Overlay Zone)

10-3-1995.1: CREATION:

There is hereby created an overlay zone designated as the mixed use planned development overlay zone (M-PD-5).

10-3-1995.2: APPLICATION OF ZONE:

The M-PD-5 overlay zone may only be applied to properties that meet all of the following criteria:

- The underlying zone on the property is C-3A.
- The property contains a minimum of 30,000 square feet of lot area.
- The property fronts on South Santa Monica Boulevard between Charleville Boulevard and South Moreno Drive.

10-3-1995.3: OBJECTIVES:

The objectives of the M-PD-5 zone shall be as follows:

- To ensure that mixed use development in the M-PD-5 zone will serve to maintain the vibrancy of local serving commercial uses along the South Santa Monica commercial corridor.
- To provide for mixed use development that encourages high quality design and residential uses and amenities through appropriate height,

modulation, setbacks, and other similar measures.

C. To provide pedestrian-friendly commercial uses and amenities along the street level.

D. To ensure that mixed use development in the M-PD-5 zone will enhance adjoining residential neighborhoods and minimize traffic impacts.

E. To protect the public health, safety, and welfare.

10-3-1995.4: DEFINITIONS:

Unless the context plainly requires otherwise, the following definitions shall govern this article:

ENTERTAINMENT USE: Any entertainment, other than “live musical accompaniment to dining” as defined in section 10-3-2703 of this chapter, and shall include, but not be limited to, movie theaters, playhouses, video arcades, cabarets, nightclubs, adult entertainment businesses, and similar uses.

PLANNED DEVELOPMENT: A development that is approved pursuant to the procedures of article 18.4 of this chapter.

10-3-1995.5: USES PERMITTED:

No lot, premises, building or portion thereof in the M-PD-5 zone shall be used for any purpose except multi-family dwellings and the usual and customary accessory and appurtenant uses thereto, and permitted and conditional uses in the underlying C-3A zone.

10-3-1995.6: RESTRICTIONS:

The following restrictions shall apply to mixed use developments in the M-PD-5 zone:

A. No establishments whose primary purpose or business is to sell alcoholic beverages for on-site consumption, otherwise referred to as bars, may be included in a mixed use development.

B. No medical uses may be included in a mixed use development.

C. No entertainment uses including, but not limited to, cabarets, nightclubs, and adult entertainment businesses, may be included in a mixed use development.

D. No use shall be permitted in a mixed use development if that use would cause the parking requirement for all uses in the mixed use development to exceed the available parking on site as determined in accordance with this chapter.

E. Residential uses included as part of a mixed use development shall be permitted in all portions of the development regardless of the underlying zone, except that residential uses shall not be permitted within the area of the first floor facing South Santa Monica Boulevard that is a minimum of thirty feet (30') and an average of forty feet (40') as measured from the front building façade, and other areas of a project as may be defined in a Planned Development Approval. This provision shall not apply to portions of the building containing building operating systems, equipment, exiting stairs or corridors even if those areas serve the residential portions of the building.

F. The planning commission shall have authority through conditions imposed on a planned development to prohibit or allow other uses as it deems appropriate, on a use by use basis.

10-3-1995.7: APPLICABILITY OF UNDERLYING ZONE REGULATIONS:

Except as otherwise specifically provided in this article for mixed use developments or as shown on the approved plans for a Planned Development, development in an M-PD-5 zone shall comply with the zoning regulations applicable to the underlying zone.

Nothing in this article shall require a development to comply with the provisions of the M-PD-5 overlay zone if the development fully conforms to the requirements of the underlying zone.

10-3-1995.8: HEIGHT LIMITATIONS:

No mixed-use development shall be constructed, altered, or enlarged in the M-PD-5 zone except in accordance with the following height restrictions:

No building, structure, improvement, or any part thereof, erected, constructed or maintained as part of a mixed use development in the M-PD-5 zone shall exceed forty seven feet (47') in height nor shall it exceed four (4) sto-

ries, measured as set forth in BHMC section 10-3-100, Height, (A) Non-Residential Zones. Elements of a building that shall not be considered when determining its height are also set forth in BHMC section 10-3-100, Height, (A) Non-Residential Zones, and in section 10-3-1995.17 below: “Rooftop Pool and Recreational Facilities.”

10-3-1995.9: DENSITY:

A. Maximum Floor Area Ratio: Notwithstanding any other provision of this code, a mixed use development in the M-PD-5 zone, including all components, shall have a maximum aggregate floor area ratio determined by the planning commission as part of a planned development pursuant to article 18.4 of this chapter. In no event shall the floor area ratio of a mixed use development in the M-PD-5 zone exceed a maximum of 2.5:1. For the purposes of this article, floor area shall be calculated using the lot area of the subject site prior to any required dedications or exactions.

B. Residential Density: The maximum number of residential units that may be included in a mixed use development in the M-PD-5 zone shall be determined by the planning commission as part of a planned development pursuant to article 18.4 of this chapter.

C. Minimum Commercial Density: In any mixed use development in the M-PD-5 zone, the floor area on the ground floor facing South Santa Monica Boulevard must be allocated for commercial purposes for a minimum of the first thirty feet (30') and an average of at least forty feet (40') as measured from the front building facade. This provision shall not apply to portions of the building containing building operating systems, equipment, exiting stairs or corridors even if those areas serve the residential portions of the building. In no event shall the floor area ratio of the commercial uses in a mixed use development in the M-PD-5 zone be less than 0.33. For the purposes of this article, floor area shall be calculated using the lot area of the subject site prior to any required dedications or exactions.

10-3-1995.10: PARKING, ACCESS AND CIRCULATION:

Notwithstanding any other provision of this code, parking for mixed use developments located in the M-PD-5 zone shall be provided in accordance with this section.

A. Except as provided otherwise in this article, parking for all uses in a mixed use development shall be provided in accordance with the applicable provisions of this chapter. Notwithstanding the foregoing, the planning commission may modify the parking requirements for a mixed use development, as part of a planned development, if it finds that such modifications would advance the objectives of the M-PD-5 zone as set forth in this article.

B. Notwithstanding any other provision in this chapter, up to five percent (5%) of the parking spaces provided in a mixed use development in the M-PD-5 zone may be compact spaces and up to thirty percent (30%) of the total number of parking spaces provided for the residential units in a project may be provided through the use of tandem parking spaces.

C. Tandem spaces permitted by this section may only be provided for residential units requiring two or more spaces, and each set of tandem spaces shall only be assigned to a single residential unit. The dimensions of each tandem space shall comply with the parking standards adopted by the city council and on file in the community development department-building and safety.

D. All parking spaces in a mixed use development in the M-PD-5 zone shall be provided below grade. This provision does not prohibit above-grade truck loading areas and residential drop off and valet areas.

10-3-1995.11: SETBACKS:

Mixed use developments in the M-PD-5 zone shall maintain the following minimum setbacks:

A. South Santa Monica Boulevard (Front) Setback: A minimum setback of three (3) feet shall be required from the property line along the South Santa Monica frontage of a mixed use development in the M-PD-5 zone.

B. Side Setback adjoining street: A minimum setback of three (3) feet shall be required for any side property line adjoining a public street, such as Charleville Boulevard.

C. Side Setback adjoining interior lot line: No minimum setback shall be required for any side property line adjoining another property.

D. Alley (Rear) Setback: A minimum setback of six (6) feet shall be required from the property line along the rear alley of a mixed use development in the M-PD-5 zone.

10-3-1995.12: PERMISSIBLE ENCROACHMENTS INTO REQUIRED YARDS:

No structure or element of a building may encroach into any required yard except for the following:

A. A fence, gate, or wall where the height and location is approved as part of a planned development permit.

B. Architectural projections, such as eaves, windows and door accents, but excluding balconies, projecting no more than twelve inches (12") into such yard.

C. Subterranean basement garages located below a project's building height datum point.

D. Garage exhaust vent stacks in side and rear yards.

E. Driveways accessing underground parking structures and loading areas.

F. Loading areas, but only within the rear setback.

G. Open air dining, subject to the requirements of BHMC Chapter 3, Article 35 (Open Air Dining).

10-3-1995.13: MODULATION:

A mixed use development in the M-PD-5 zone shall be modulated as provided in the planned development permit.

10-3-1995.14: LOADING FACILITIES:

A. Loading facilities for mixed use developments in the M-PD-5 zone shall be as provided in the planned development.

B. Notwithstanding the foregoing, mixed use developments in the M-PD-5 zone shall provide not less than one 12-foot in width by 35-foot in length truck loading space accessible from a rear alley.

10-3-1995.15: OUTDOOR LIVING SPACE REQUIRED:

The residential component of all mixed use developments in the M-PD-5 zone shall provide outdoor living space in accordance with the requirements of section 10-3-2803 of this chapter, or as otherwise approved as part of a planned development.

10-3-1995.16: COMPATIBILITY STANDARDS:

The following design standards shall be incorporated into all mixed use developments in the M-PD-5 zone:

A. Noise Attenuation:

1. All dwelling units shall be constructed with building materials with a minimum STC rating of 30 in order to minimize interior noise levels.

2. The exterior walls of all dwelling units, and any interior walls or floor/ceilings that separate dwelling units from commercial uses shall comply with the sound transmission standards set forth in sections CBC 1207 Sound Transmission, or its successor.

3. All dwelling units shall be equipped with internal air conditioning and state of the art air filtering devices.

B. Odors: Air conditioning systems for the residential component shall be located and designed to minimize impacts from odors generated by the commercial component.

10-3-1995.17: ROOFTOP POOL AND RECREATIONAL FACILITIES:

Notwithstanding any other provision of this code and subject to the restrictions set forth in this section, the planning commission may permit, as part of a planned development pursuant to article 18.4 of this chapter, mixed use developments in the M-PD-5 zone to include rooftop pools and spas, pool rooms, fitness rooms, and related restroom facilities (“Rooftop Pool and Recreational Facilities”) provided that:

A. The planning commission finds that the Rooftop Pool and Recreational Facilities will not adversely affect the privacy of neighboring properties or access of neighboring properties to light, nor will the subject structures significantly increase noise to adjacent properties.

B. The additional height of the Rooftop Pool

and Recreational Facilities applicable to the mixed use development will not exceed ten feet (10') in height measured from the adjacent roof deck.

C. Any Rooftop Pool or Recreational Facilities permitted pursuant to this section shall be set back from the face of any exterior wall of the floor immediately below so that a forty five degree (45°) angle to the vertical plane of the nearest outside wall is not intersected.

D. The Rooftop Pool and Recreational Facilities shall not include a commercial kitchen, restaurant or cafe.

E. Use of the Rooftop Pool and Recreational Facilities shall be restricted to residents and guests of residents of the mixed use development.

F. No admittance or use fees shall be charged to use the Rooftop Pool and Recreational Facilities. Nothing in this provision shall prohibit the imposition or collection of homeowner association dues or fees on residents of a mixed use development which offset the costs of operating and maintaining such rooftop facilities.

10-3-1995.18: APPLICATION OF TRANSITIONAL STANDARDS:

Unless otherwise provided in this article or approved as part of a planned development, all commercial uses in a mixed use development in the M-PD-5 zone shall comply with the General Operational Requirements set forth in Article 19.5, section 10-3-1956 of this chapter, and with sections 10-3-1957 (Transitional Use License) and 10-3-1958 (Extended Hours Permit). With respect to the setbacks, walls, and landscaping requirements of Article 19.5, the requirements shall be as approved as part of a planned development, but at a minimum must include a three foot high solid masonry wall along the rear alley, with openings as approved as part of a planned development as necessary for loading dock access and other building requirements."

Section 6. The official zoning map of the City is hereby amended to apply the M-PD-5 overlay zone to the property known as 9908 South Santa Monica Boulevard, Beverly Hills, described as follows: "Lots 740, 741, 742, 743, 744 and 745 of Tract No. 7710, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book

83 Pages 94 and 95 of Maps, in the Office of the County Recorder of said County", and also known as APN 4328-002-010, -011, -012, -013, -034. The location is shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect and shall control as to each property to which the M-PD-5 overlay zone has been applied.

Section 8. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation

published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 9. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: February 18, 2020
Effective: March 20, 2020

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

ATTEST:
HUMA AHMED (SEAL)

City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

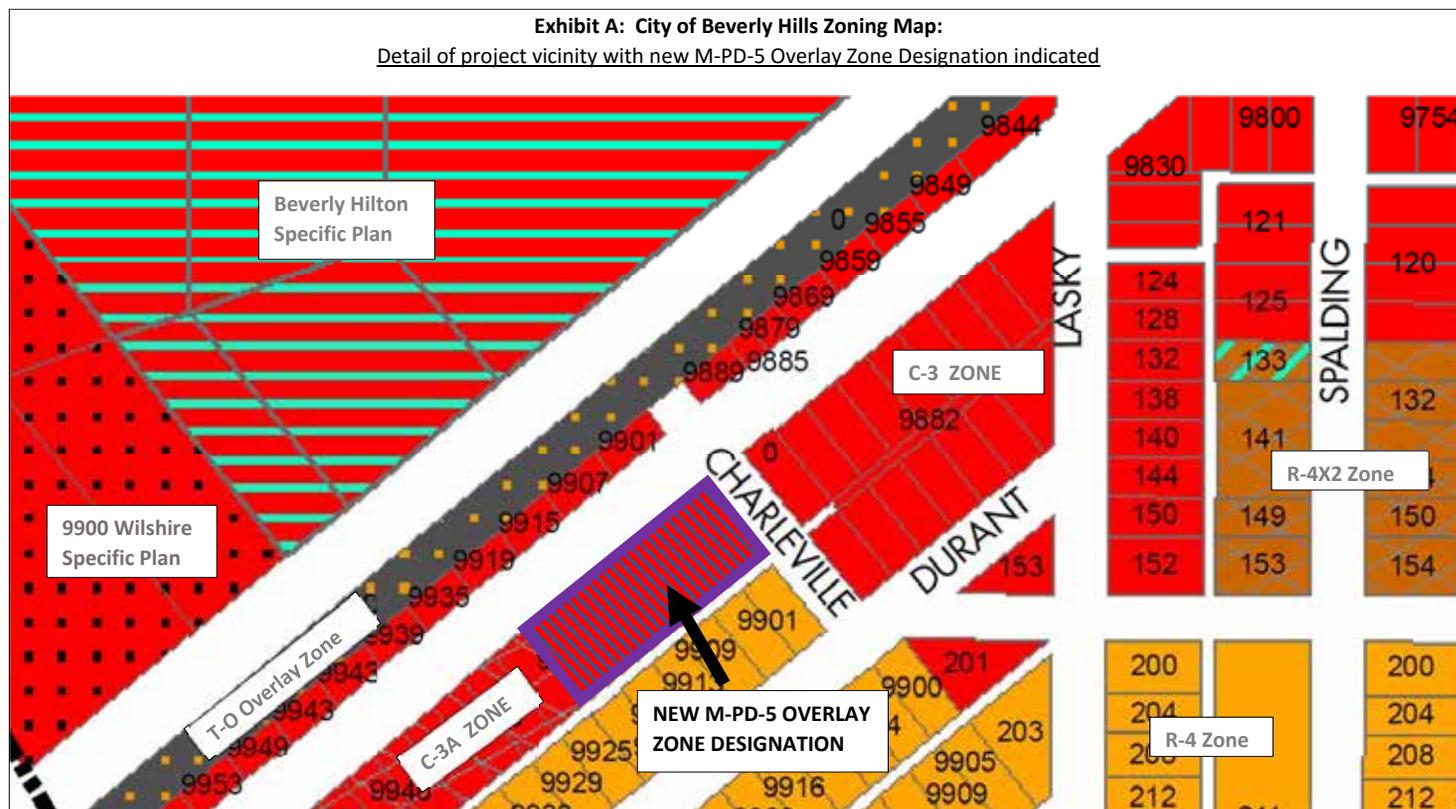
SUSAN HEALY KEENE
Director of Community Development

Exhibits:

A – Zoning Map Amendment Exhibit

VOTE:

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



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8929 Rangely Avenue
West Hollywood
Listed at \$3,599,000



8723 Rangely Avenue
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8925 Ashcroft Avenue
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Jennifer Okhovat

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