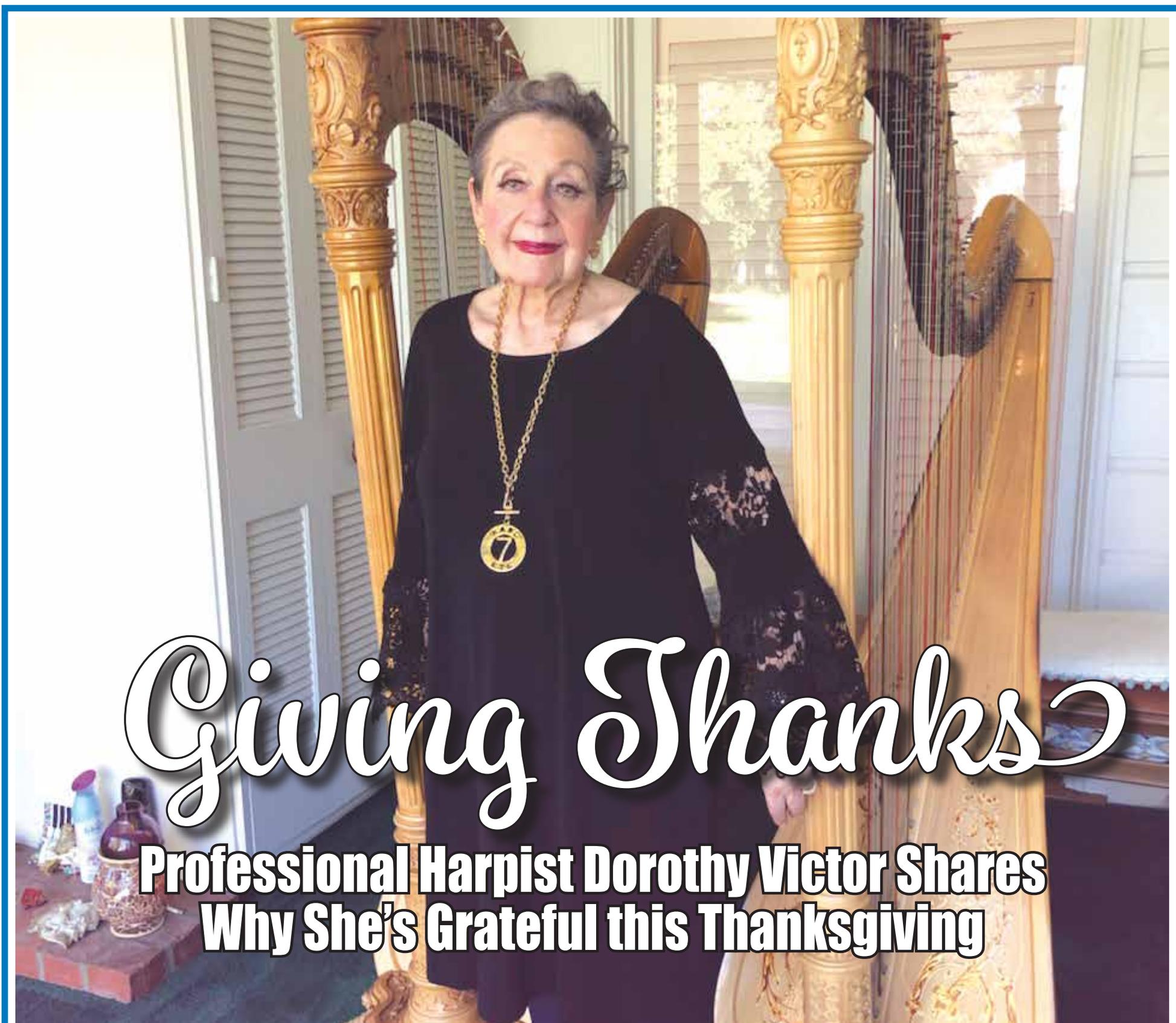


Beverly Hills Weekly

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Issue 1104 • November 26 - December 2, 2020



Giving Thanks

Professional Harpist Dorothy Victor Shares Why She's Grateful this Thanksgiving

cover story • page 7

BEVERLY HILLS COMPLETE STREETS PLAN

SAVE THE DATE: Community Meeting

Sunday, December 6, 2020

1:00 pm

Virtual Meeting

Join the City of Beverly Hills for a facilitated meeting to discuss a path forward for the Draft Complete Streets Plan, including building consensus on issues raised during the planning process.

Review the Draft Plan and join the virtual meeting at:
www.beverlyhills.org/completestreets

For questions contact:
(310) 285-1128 or
transportation@beverlyhills.org



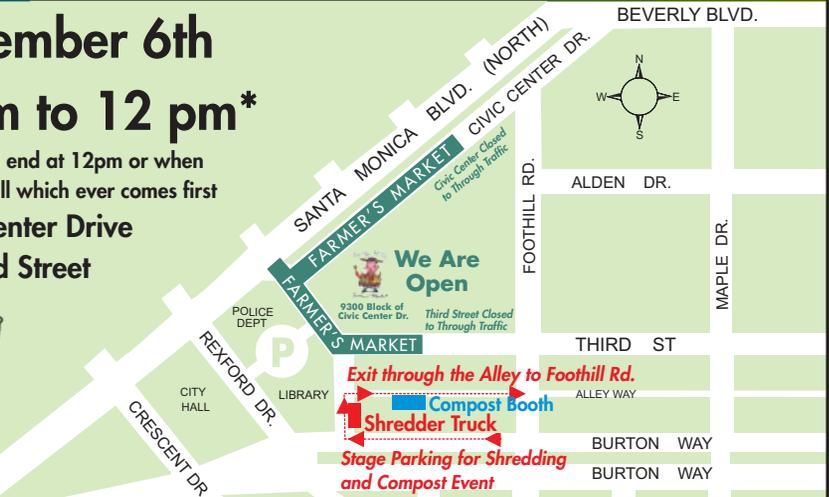
Beverly Hills Community Free Shredding and Compost Event

December 6th

9 am to 12 pm*

*Event will end at 12pm or when truck is full which ever comes first

Civic Center Drive
and 3rd Street



Open to all community members.
Here's your chance to shred your old documents safely,
securely and pick up some compost for FREE.

Please follow these rules for everyone's safety:

- Noncompliance with these instructions results in non-participation.
- Please remain in vehicle at all times, and wait for instructions from staff.
- Drop off only.
- Face covering are Mandatory at all times.
- Staff will not open vehicle door or enter vehicle cabin.
- First come first serve.
- Stage parking line will be on Burton way in front of courthouse and the corner of Civic Center Dr. Exit through the alley on Foothill Rd.
- Please visit WWW.BEVERLYHILLS.ORG/SHRED

For more information please contact: Public Works (310) 285-2467 or AskPW@Beverlyhills.org

SNAPSHOT



CUT LOOSE, WATCH FOOTLOOSE LOMA VISTA DRIVE

Kipton Cronkite, Next Beverly Hills Chair Derrick Ontiveros, Dr. Anjali Rajpal, Next Beverly Hills Vice Chair Noelle Freeman, Tiffany Davis and Councilmember Julian Gold

Beverly Hills residents gathered at Greystone Mansion & Gardens last Friday for a drive-in movie screening of "Footloose." The event, which had COVID-19 health and safety protocols in place, was organized by the Beverly Hills Community Services Department and the Next Beverly Hills Committee. The next drive-in movie screening will be of "A Christmas Story" on December

4. Space is limited and tickets cost \$10 per car. Call 310-285-6850 to reserve tickets.

Beverly Hills Weekly

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VOLUMES





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letters & email

“BHUSD vs. LAUSD” [Issue 1103]

I’ve reviewed and read the eminent domain lawsuit filed by Metro in 2019, and the “complaint” and subsequent “answer” filed by BHUSD and LAUSD regarding the title issues surrounding Beverly High.

First, it is my understanding and belief that government property cannot be adversely possessed. With that said, there is no on point case law I can find regarding one government entity challenging another government entity regarding title to property. The conveyance of subject real property was made on July 1, 1935 in recognition of a vote to secede from LACHSD in 1934. The legislation in prior School Code section 6.213 (incorrectly cited by BHUSD in its press release) was enacted on July 5, 1935. This legislation was enacted without a retroactivity clause. If there is no retroactivity clause expressly stated in a statute, that means it is prospective only. Thus, BHUSD must uncover evidence of the legislative intent behind the 1935 legislative enactment which will require review of records kept from that time, likely by hand. If no evidence of intent to make the statute retroactive is apparent, the statute is deemed not retroactive and BHUSD remains in its

conundrum.

Property ownership is transferred in California by only two methods: a deed/title or by operation of law. Here, we have no title, as it is vested with LAUSD, and we have a law that was enacted after the transfer, with no retroactivity clause and an unknown (as of now) legislative intent. Thus, the BHUSD position is precarious.

The BHUSD attorney, Terry Tao, is quoted in numerous publications as supportive of a recommendation to the Beverly Hills Board of Education of filing a \$750 million lawsuit against LAUSD to recoup the expenditures made by BHUSD on the Beverly High campus property. Another lawsuit? Really?

LAUSD was dealt a hand as a defendant in the eminent domain lawsuit filed last May 2019 by the Metro in its filing of an eminent domain action and notice to prospective parties in interest. It is obvious that LAUSD had no idea that it had “money on the table” in the sense that it still held title to BHUSD property. If LAUSD walked away, or quit-claimed its title in same, it would have deleteriously represented its constituents. Moral outrage has no place at the business table.

Any eminent domain monies are not expected, they are fluff to a BHUSD budget and coffers. BHUSD should not be greedy. BHUSD must come to the table with clean hands and offer to appease and compensate this unexpected LAUSD interest with an offering of some monies, and avoid further lawsuits. After all, LAUSD is the second largest school district in the nation, with definite inequities in educational services compared to BHUSD. Of course, Beverly High should be BHUSD property—emotionally, morally, and historically. But, do we want years of litigation to prove that? Or, maybe we can offer LAUSD a rightful percentage of the eminent domain monies to help bridge the gap of inequities between the haves and have nots.

Donna Tryfman
Beverly Hills

Resident Reacts to Courier’s Coverage of Trump Rally

It was troubling to see the cover of last Friday’s *Courier* proudly feature a photo of the woman who instigates the regularly scheduled rallies in Beverly Gardens park that have consistently violated the city’s mask ordinance. The protestors aren’t ignorant of the ordinance. In fact, they knowingly violate it as an integral part of their protests. It’s disappointing the *Courier* failed to mention this, or how these rallies endanger the health and safety of the city’s residents and visitors, including the protestors themselves.

It seems irresponsible of the *Courier*’s editor to feature a front page picture of maskless protestors without any mention of the risks to public safety they present. The first Amendment protects the protestors’ right to free speech and assembly, but it doesn’t excuse them from violating city ordinances requiring masks and limiting the number of people who can gather without even the slightest hint of social distancing.

It’s also a pity the rallies have necessi-

tated the fencing of the Lily Pond, preventing all access to the Beverly Hills sign, the city’s most recognizable landmark. The *Courier* failed to mention this as well.

Since the city is a frequent supporter of the *Courier*, it doesn’t seem unreasonable to hope the paper would take their journalistic responsibility to the citizens of Beverly Hills seriously and report the facts about these dangerous rallies, including the money the city is forced to spend on security and the threat these protestors pose to the health of the officers of the BHPD obligated to protect them.

Shame on the *Courier* for failing to fulfill their journalistic duty.

Robbie Anderson
Beverly Hills

briefs

City Updates Ordinance Restricting Public Assemblies

Protests in Beverly Hills don’t appear to be stopping anytime soon. But now, activists will have to follow a certain set of rules and restrictions if they want to demonstrate in the city.

The City Council adopted an urgency ordinance in late October which prohibited nighttime parades or assemblies in residential areas, set locations in parks and at the city’s Civic Center for assemblies to be held without fees or the need for a permit and made other changes to the city’s existing parades and assemblies ordinance.

Councilmembers made amendments to the ordinance again Tuesday night, with a 4-1 vote and Councilmember John Mirisch dissenting.

According to the council’s agenda report, the changes included:

- Limiting the number of unpermitted gatherings in a public park, in order to allow the park to accommodate people using it for other reasons.
- Participants of unpermitted gatherings in parks must remain at least seven feet from the curbs along crowded roads.
- Permits are required for any parades or assemblies in Beverly Gardens Park
- Demonstration participants may not carry and possess any length of a plastic or metal pipe, rod or object larger than one foot in length and/or one quarter inch thick.

Councilmember Julian Gold said he views the ordinance as protecting residents and people’s constitutional rights at the same time.

“These ordinances are really about finding balance,” Gold said. “Allowing people to say what they have to say, what they have a right to say, and at the same time protecting the people who live near these parks or near these areas where people gather.”

Mayor Lester Friedman said he was supportive of the ordinance as it was written.

“I do feel that the ordinance as presented strikes a fair balance in terms of allowing the free speech that is guaranteed by the first amendment and [addressing] the significant impact it has had on the peace of our community,” Friedman said.

Mirisch said he wanted to add that people should follow health and safety regulations, such as wearing face masks, to the ordinance.

Several residents have vocalized concerns with people not wearing masks at the weekly Trump rally held in Beverly Hills. While the city already has an ordinance requiring people to wear masks, a large number of the Trump rally protestors have both criticized and not followed the mandate.

“The effects of wearing masks in slowing the spread of the pandemic are proven and the CDC says it as well – it’s not even a debate,” Mirisch said. “It’s just absurd to suggest that requiring people to do something while they’re exercising their first amendment rights to protect the health and safety of other people is evil.”

The council majority did not support adding the mask requirement to the ordinance regarding public assemblies, largely due to the fact that the city already has a mask mandate.

Mirisch said that he thinks the council’s discussion is all happy talk.

“I will be voting no because it seems to me that once again the council is not serious about enforcing our health safety ordinances,” Mirisch said.

Vice Mayor Robert Wunderlich said it’s not true that the city is not trying to enforce health and safety requirements. He said the city already has an ordinance with Mirisch’s suggested language and saying it again would not add anything.

“I think putting that language in the ordinance is not adding teeth, we already have those teeth,” Wunderlich said.

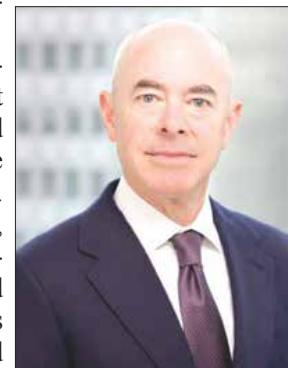
Mirisch later said in a Facebook post that the City Council majority refuses to take enforcement seriously. He said he has proposed that the city escalate mask violations to a misdemeanor and make it known to the police department that the city expects them to enforce violations.

“The community can now not expect for any serious enforcement of the mask ordinance to take place at all future protests and mass gatherings, something which unnecessarily puts our residents at further risk,” Mirisch said.

Biden Selects Beverly High Alumnus for Homeland Security Secretary

President-elect Joe Biden nominated Monday Alejandro Mayorkas, a Beverly High Class of 1977 alumnus, as Homeland Security secretary.

He could become the first immigrant and Latino to serve in the position. Born in Havana, Cuba, Mayorkas was raised in Beverly Hills and attended Horace Mann



Alejandro Mayorkas

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School and Beverly High.

Mayorkas was the Deputy Secretary of Homeland Security during the Obama administration. Prior to the White House Cabinet, former President Bill Clinton had appointed him as the United States Attor-

ney for the Central District of California. He served in that role from 1998 to 2001.

"I need a team ready on day one to help me reclaim America's seat at the head of the table, rally the world to meet the biggest challenges we face, and advance our security, prosperity, and values," Biden

said, in a statement announcing his cabinet picks.

While Biden's cabinet picks must be confirmed by the Senate, cabinet nominees have rarely been rejected.

"It is an honor to be nominated and entrusted by the President-elect to serve," Mayorkas tweeted Monday. "It is no small task to lead the Department of Homeland Security, but I will work to restore faith in our institutions, and protect our security here at home."

Watch *Beverly Hills View's* interview with Mayorkas at <https://vimeo.com/201332948>.

As of press time, Biden is expected to

announce Beverly High Class of 1979 alumna Michele Flournoy as Defense secretary. Both Mayorkas and Flournoy are members of the Beverly High Alumni Hall of Fame.

CBOC Discusses Audit Reports, Need for Transparency from BHUSD

The Citizens Bond Oversight Committee discussed the documentation it needs from the BHUSD to conduct its audit reports and how it needs better access to those documents last Thursday.

The CBOC is a group that oversees the district's use of Measure BH and E bond

NOTICE OF PUBLIC HEARING

DATE: Thursday, December 10, 2020
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT ADDRESS: 8484 Wilshire Boulevard (Cross Street: Wilshire Blvd/La Cienega Blvd)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, December 10, 2020, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit (CUP) Amendment:

The proposed project includes a request to modify an existing Conditional Use Permit (Planning Commission Resolution No. 1738) to allow the operation of a private educational institution (Futures Academy) for middle and high school level students at 8484 Wilshire Boulevard, Suite 220. The current CUP allows Futures Academy to offer instruction on a one-on-one basis, and prohibits large group classes with a maximum of 12 students allowed to be on-site at any given time between Monday through Thursday, 8:00 A.M. to 7:00 P.M., Friday 8:00 A.M. to 5:00 P.M., and Saturday as needed for test preparation. Futures Academy is requesting to amend their CUP to allow a maximum of 32 middle and high school students to be on-site at any given time, along with 11 teachers, and 5 administrative staff, Monday through Friday: 8:00 A.M. to 8:00 P.M. (primarily tutoring and class-for-credit classes after 3:00 P.M.), and Saturdays by appointment only for standardized testing. Additionally, Futures Academy is proposing interior improvements to their tenant space that do not result in an increase in existing floor area.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15303 of the state CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How To Participate

Pursuant to Executive Order N-25-20, members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the Meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at commentPC@beverlyhills.org. Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://www.gotomeet.me/BevPublic>.

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the Hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Alvaro Gomez, Assistant Planner**, in the Planning Division at **(310) 285-1142**, or by email at agomez@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed on this notice.

Sincerely,
Alvaro Gomez, AICP, Assistant Planner



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, December 8, 2020 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, will hold a public hearing to consider:

EXTENSION OF AN INTERIM URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY AND DECLARING THE URGENCY THEREOF

The Council will consider whether or not to extend the interim Urgency Ordinance for a period of ten months and fifteen days, in accordance with the provisions of Government Code Section 65858. The extension of the interim Urgency Ordinance will require a four fifths vote by the City Council. In summary, the interim ordinance amends certain standards, including parking standards, to allow the establishment of new medical uses in existing commercial buildings even where medical use did not previously exist. Medical uses established per the interim ordinance may not be surgery centers and may not be located on the ground floor of a building.

This Urgency Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The adoption and implementation of the Urgency Ordinance represents minor alterations in land use limitations and do not result in any changes in land use or density. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider the staff recommendation to find the Urgency Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15305 of the California Code of Regulations. Further, the areas of the City in which medical uses are allowed have average slopes of not more than 20 percent.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://www.gotomeet.me/BevPublic>

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

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, Principal Planner**, Community Development Department, at **(310) 285-1122** or ttway@beverlyhills.org. The case file, including a copy of the proposed urgency Ordinance, is available for review by contacting the planner above. In addition, a staff report on this matter will be available at least ten days in advance of the meeting date by contacting the planner above.

HUMA AHMED
City Clerk

Members of the public may listen to this meeting telephonically at (916) 235-1420 or (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing commentPC@beverlyhills.org. Oral public comment can be offered during the meeting by calling 310-285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at www.beverlyhills.org/watchlive. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.



If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 preferably 24-hours prior to the meeting for assistance.

proceeds. While it has no authority on how the BHUSD uses money, its reports on the district's expenses are released periodically.

CBOC members regularly request paperwork from the BHUSD in order to conduct their audit reports. Some of the forms requested include things like construction schedules and various iterations of the district's budget for projects.

CBOC Chair Rich Baron said he wanted to discuss the CBOC's requested documentation and information last week, while the auditors were at the meeting.

"We should use [the auditors'] time precisely ... and we could certainly go through what we'd like to see, additional items and stuff in the audits," Baron said.

Superintendent Michael Bregy said he had spoken with Baron about how members of the CBOC should speak with the Services of California to determine what documentation it needs to conduct its audits.

"Let's get a standard of what it is so that [the committee is] able to see those documents on a consistent basis and so that we're not spending time talking about what you should or shouldn't see," Bregy said.

Baron said he agrees that the CBOC doesn't need to see everything, but there are certain documents it's important for it to see on a comfort level. For instance, he said the CBOC has not seen the percentages of the latest budget to see if projects are on schedule.

CBOC member Jason Rund said that many of the documents are available on the district's website.

"Every board [agenda], there is a list of expenses of bond expenditures – they really are there," Rudd said. "Every single expense, the master plan is there."

Baron responded that if the information is online, it should be sent to the CBOC.

"We shouldn't have to spend hours searching for the documentation – this is a volunteer position," Baron said.

Bregy responded that he agrees the CBOC shouldn't have to search for things and said the district can improve on that.

"There's nothing to hide," Bregy said. "Once we determine what it is that the CBOC gets, I promise that I'll be a part of the solution to make things [are] really accessible because nobody has time to serve."

Planning Commission Approves Conditional Use Permit for Luxury Car Dealership

The Planning Commission conditionally approved a conditional use permit for luxury car dealership O'Gara Coach earlier this month.

With a 5-0 vote, the commission allowed the dealership to establish itself at an existing building on 8955 Olympic Boulevard.

According to a city staff report, O'Gara Coach will conduct interior and exterior modifications to the building to increase its height, improve its surface parking area, create a new driveway on Olympic

Boulevard and so forth. It also proposed to reduce the number of required parking spaces.

Commissioner Thomas Hudnut said the building is attractive and will be an enhancement to its portion of Olympic Boulevard.

"I think the applicant made considerable efforts to accommodate both the neighbors and the city and I appreciate those efforts,"



Hudnut said.

Commissioner Myra Demeter said she has a lot of faith that O'Gara Coach will work to keep its number of special events down and that it will work with the community to prevent parking cars on residential streets.

"Even walking on the site [earlier this month], I could see the improvements to the building and all the amenities that you're going to provide in terms of the shrubbery and a beautiful building will really enhance that site," Demeter said.

Roxbury Park Community Center Assists Beverly Hills Seniors Amid COVID-19 Crisis

As seniors have had both their physical and mental health at risk during the COVID-19 pandemic, Roxbury Park Community Center is offering a slew of programs and resources to help them get through the long and lonely days of quarantine.

"Seniors are certainly in one of the more vulnerable groups out there – feeling some of the biggest impacts of covid," said Senior Recreation Supervisor Matthew Brown. "Our cast has really been trying to identify the safest, most impactful ways to help local seniors."

The community center, in partnership with the Beverly Hills Hilton Hotel, has



Roxbury Park Community Center

been delivering lunch to seniors who are either food insecure or don't have support systems since April, according to Brown.

Brown said the Hilton prepares the meals, which are designed with seniors' health in mind. There are 200 meals delivered from Monday to Friday.

FTB Announces Top 500 Delinquent Taxpayers

Personal Income Tax List						
Name	Address	Subtotal	Total	Lien	License	Status
Grant, Valerie & Stuart	Beverly Hills, CA 90212 Calabasas, CA 91302	\$449,974.87	\$449,974.87	02/15/2017 03/08/2017		
Flanigan, Constance	Beverly Hills, CA 90210	\$272,568.43	\$272,568.43	03/06/2019		
Basseri, Eraj	Beverly Hills, CA 90211	\$260,646.98	\$260,646.98	03/11/2020	Board of Medical Quality Assurance	Active
Rom, Howard	Beverly Hills, CA 90211	\$215,021.36	\$215,021.36	07/20/2020		
Glickman, Leonard G	Beverly Hills, CA 90211	\$208,204.71	\$208,204.71	01/19/2016		

Source: The State of California Franchise Tax Board's list of the 500 largest tax delinquencies over \$100,000 on ftb.ca.gov. Last updated November 19.

Corporate Income Tax List					
Name	Address	Total	Payments	Lien Filed	Officers
Anthony Luciano, Inc.	Beverly Hills, CA 90210	\$770,508.62		05/11/2018	Anthony Luciano, CEO/Secretary

Source: The State of California Franchise Tax Board's list of the 500 largest tax delinquencies over \$100,000 on ftb.ca.gov. Last updated November 19.

"[The Hilton staff] try to compose everyday a protein, a starch, a vegetable, a fruit, a desert – which to be honest, the desert is probably the thing we get the most positive feedback on," Brown said. "They love the desert."

Prior to the pandemic, the center had also offered lunch pick-ups. It has since shifted to frozen meal pick-ups on Mondays and Wednesdays between 11 a.m. and 1 p.m., due to health and safety concerns.

Brown said shifting to frozen meal pick-ups made it apparent senior food insecurity was increasing, as the center went from having 25 meals picked up to 50.

"It's pretty clear right off the bat that there's a lot of issues with seniors being able to get food, especially at that lower income strata," Brown said.

The Beverly Hills Active Adults Club also resumed its monthly Board of Directors meetings in August through Zoom.

The group had Halloween gift bags delivered via the Hilton food delivery pro-

gram, its teen advisory committee made Halloween cards for seniors, it awarded two \$1,000 scholarships to Beverly High students Michelle Klein and Sarp Kurtoflu, it created Thanksgiving baskets for local families in need and started monthly virtual bingo games.

According to Senior Recreation Supervisor Patty Acuna, Roxbury Community Center staff have also been calling seniors to check-in on them and make sure they are doing well.

LA County Prohibits In-Person Dining at Restaurants, Bars, Breweries and Wineries

The County of Los Angeles has announced its plan to modify its Health Order and restrict indoor and outdoor in-person dining at restaurants, bars, breweries and wineries beginning at 10 p.m. November 25 for a minimum of three weeks. Delivery, drive-thru services and takeout will still be permitted. This decision comes as a result of the county recording an average of more than 4,000 new COVID-19 cases

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over a five-day period.

The following restrictions are still in place as well as the state's limited stay-at-home order in which all non-essential activities must stop from 10 p.m. to 5 a.m. through December 21:

- Limiting maximum capacity to 25% for non-essential indoor businesses such as retail stores, offices and personal care services;
- Limiting maximum capacity to 50% at cardrooms, outdoor mini-golf, go-karts and batting cages;
- Limiting maximum capacity to 50% at grocery stores and convenience stores;
- Requiring appointments-only at personal care establishments;
- Prohibiting services that require customers to remove their face coverings such as facials and shaves and not allowing food and drinks to be served to customers at these establishments.

This update impacts businesses in the City of Beverly Hills that fall within these categories. When provided by the county, the updated appendix protocols and Health Order will be available at beverlyhills.org/coronavirus.

As the Thanksgiving holiday approaches, the Los Angeles County Department of Public Health recommends the public avoid celebrating with people outside a single household, even outdoors, and to connect virtually.

For additional information or questions about the county's updated order, email businessrecovery@beverlyhills.org.

Architectural Commission Approves New Signs for Bank of America

The Bank of America on North Beverly Drive will be getting new signs, according to an Architectural Commission meeting last Wednesday.

Two lit-up signs that read "Bank of America" will adorn the building where it faces South Santa Monica Boulevard and an alley. Its existing sign above the entrance to the building will also be revised to be in all-capitalized letters, among other changes.

Commissioner Tim Devlin said the sign itself looks nice, but the support pegs – which are used to hold up the sign's letters – are visible and distracting.

"The actual facade is really beautiful and the letters have a good contrast but you just see all of these little pegs lined up and I would be curious to know if ideally all of the letters could be lower so they could sit



on that red bar or if there's just a way to reduce the number of pegs," Devlin said.

The project applicant was Avison Young from Southern California, LTD, but the project's representative last Wednesday was Jorge Diaz. Diaz said the other option would be to place a horizontal bar, though he expressed concern over how that would affect the red bar going around the building underneath the letters.

"I think my only concern is that, as far as accessing the red architectural element in there was going to be somewhat of an issue," Diaz said. "Of course, from the bottom you can't really tell ... we can definitely do a horizontal bar to match the same size of the actual pegs."

He added that they could also lower the sign, but it would affect its visibility. The best option would be to add the horizontal tubing on it so the cliff is not visible, Diaz said.

Commissioner Sharon Persovski said she was afraid the suggested bar support would be visible similar to the pegs and also compete with the red bar at the bottom.

"You really want to make sure that the branding elements of the brand really shows the way it is," Persovski said.

Diaz suggested painting the support tube the same color as the architecture, to address Persovski's concerns.

"I think it's only one inch thick, so it's

not going to be very visible if we match it to the color of the [building]," Diaz said. "Just because if you stand back, it's not going to be very visible if you're standing across the street from it."

Persovski said clear acrylic might make it as transparent as possible.

"I just think that if it's going to be aluminum like the way the

architecture is right now and then you have the letters on top of that, it's going to create some kind of noise to the branding by itself," Persovski said.

Commissioners approved the new signs with a 5-0 vote, under the condition that the mounting bars be as minimal as possible, the mounting bars be painted to be as least visible as possible, and the color of the building signs are the same color as the one at the ground level.

Just in Case BH to Hold Zoom Meeting for Zone 2 Residents

The City of Beverly Hills will hold its next "Just in Case BH" Community Zoom meeting for residents in Zone 2 located in the region north of Sunset Boulevard between North Beverly Drive and Schuyler Road on December 2 at 1:30 p.m.

The city recently launched Just in Case BH, a city-led, neighborhood-based emergency preparedness and action program. The program brings together Beverly Hills residents, businesses, fire, police and other city agencies to coordinate seamlessly before, and in real-time when disaster strikes.



Elise Knebel and Jaynee Roszhart

Beverly High's Star Student

The Santa Monica Elks Lodge presented Beverly High senior Elise Knebel with the Student of the Month Award for September. Knebel has maintained at 3.5 GPA during distance learning and is currently submitting her college applications. She is also a Gold Award Girl Scout, which allows her to participate in various community projects including delivering food on weekends for local food bank NourishLA.

One of the major aspects of the program is the division of the city into geographic zones, with each zone designed to be able to support itself during times of emergency or disaster.

Over the next several weeks, residents and businesses in each zone will be invited to participate in a Zoom meeting to learn about the program and how they can participate.

Zone 2 residents can join the meeting here: <https://zoom.us/j/99128476474>

To view the city map divided by zones and for more info, visit www.JustinCase-BH.org.

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HOW ARE YOU STAYING BUSY DURING THE QUARANTINE?

Thanksgiving Day is going to be quite different this year, considering there's a global pandemic preventing extended families from gathering together at the dinner table. But there are still a slew of activities that people can participate in which are COVID-19 friendly;

Turkey Trot Los Angeles

Turkey Trot Los Angeles is hosting a virtual 5k/10k run and walk benefiting The Midnight Mission, a homeless shelter that offers resources and support services to people in need. The Los Angeles United Arab Emirates Consulate is returning as sponsor and host of the race for a fifth year.

The event has set a goal to raise \$50,000 for The Midnight Mission this year. Funds raised will provide resources and services to people experiencing

homelessness in Southern California. Last year, \$38,000 was raised even while Los Angeles experienced the heaviest rain ever on Thanksgiving Day.

Participants can choose between a 5k or 10k run or walk and complete it at any location over Thanksgiving weekend. Participants can use the Runkeeper App to log their official time and will receive their running bib, t-shirt and finisher medal in the mail.

For more information, to register and/or to donate, visit <https://turkeytrot.la>.

Donate to People in Need

Gobble Gobble Give is a nonprofit which donates care packages to homeless people and families on Thanksgiving morning. They will be at Blessed Sacrament Church on 6657 Sunset Boulevard Los Angeles, CA 90028 from 8 a.m. to 12

p.m. on November 26. Donations they are asking for include a dish of food, small toiletry kits, socks, jackets and blankets. For more information, visit their website at <https://www.gobblegobblegive.org> or their Facebook page at <https://www.facebook.com/gobblegobblegive/losangeles>.

Project Angel Group delivers meals throughout the year to the homeless. According to the Los Angeles Times, they need volunteers with cars to help deliver meals this Thanksgiving Day. To sign up, visit <https://www.angelfood.org/volunteer>.

The Beverly Hills Rotary Club will also be having a holiday toy drive on November 30 from 3 to 4:30 p.m. in front of the Beverly Hills Fire Department. The club asks that people donate a toy that costs a minimum of \$10. No stuffed animals are permitted unless they are packaged. For

more information, visit bhrotary.org.

Fun for Kids

The Macy's Thanksgiving Parade is still happening this year – albeit virtually. Tune in with your children on NBC to watch the event.

Teach your children about the history of Thanksgiving through Scholastic, which offers an online interactive activity at https://www.scholastic.com/scholastic_thanksgiving/voyage/index.html?affiliate_id=21181&clickId=3369977535.

A majority of parks, including Franklin Canyon Park in Beverly Hills, will be open on Thanksgiving for hiking or for families to enjoy the outdoors. Additionally, Descanso Gardens, the Los Angeles County Arboretum & Botanic Garden and the South Coast Botanic Garden are open with reservations.

coverstory

GIVING THANKS

Professional Harpist Dorothy Victor Shares Why She's Grateful this Thanksgiving

By Ani Gasparyan

Can you tell us a little bit about yourself?

Well, I'm a professional harpist. I'm 90 years old and I've been doing this my whole life. It's my pleasure. It's my work. It's my everything. I lived in my house in Beverly Hills for 50 years, so I'm kind of been in on the happenings.

I was on the faculty of Immaculate Art College and I've given courses at the UCLA Summer Extension [program]. I've worked in the studios. I've played in the restaurants and the hotels. And I certainly try to pass for somebody much younger. [Clients might] figure by the time [their] wedding happens, I'd be 90 – who knows if I'll be alive. So I've always pretended to be something younger.

You were hospitalized earlier this year at Cedars-Sinai Medical Center. What happened?

The harp has seven pedals. Each pedal has three possibilities, so your feet are going [when you play]. I was not only getting older a year ago, but I wasn't well and I couldn't move my feet fast enough to play what I wanted. It was killing me, because that's my thing.

Of course I was looking older – I'm no spring chicken. [I] was tired and still glad to be alive. Then, because I had to go to the hospital Dr. [Rajendra] Makkar found that I was having trouble with the certain heart valve which was the tricuspid valve. It was just leaking and leaking.

So my circulation wasn't that good and I was suffering from that. But nobody ever told me that because there was no cure, no help for that. So I guess my

doctors didn't want to alarm me. And Dr. Makkar found X-rays of me when I went to the hospital and he realized that his innovation would be able to help me.

So he contacted me and eventually he did a procedure on my tricuspid valve. By golly, I've been recovering but I can

play my instrument again and use my feet. I look better and I have more energy. So he gave me back my life really and I'm so grateful to him. He's changed everything for me.

At what point did you feel that something was wrong with your health?

I never noticed anything. I figured I was getting older, I was breathless and I was tired. I figured, "Well, I'm 88 – I was 87 – I'm 88. I guess that's what happens." No, now I'm young again. That was it – that was my leaky valve.

How long were you in the hospital and when did you get the surgery?

[I was hospitalized previously] only for a couple of weeks. I

caught a virus and it wasn't [COVID-19], the one that we're all so scared of – it was different. But it caused me to have to go to the hospital. So that's when Dr. Makkar saw my X-rays and immediately talked to me.

At first, I was [angry] that no doctor told me I had this leak but then I learned that there was no help for it. So why make me feel bad that I have that big leak and there's no help for it? He's the first one who got some help for it. So people who are suffering from this should know that it will make a big difference if they get help – that there is help now.

The harp is a very unique instrument to play – what attracted you to it?

Well, my father liked it. My father de-



“By golly, I've been recovering but I can play my instrument again and use my feet. I look better and I have more energy. So [Dr. Makkar] gave me back my life really and I'm so grateful to him”

—Dorothy Victor

UPDATE ON PAST “GIVING THANKS” PARTICIPANTS



Diana Shiba

DIANA SHIBA, who was first profiled in Issue #686, had gone through three miscarriages before she visited a Beverly Hills fertility clinic. Through in vitro fertilization, she was able to have her twins. Her children are now 8 years-old and in the 2nd grade.

“As a mother of now 8 year-old twins, who are healthy and happy, attending their 2nd grade classes by Zoom, and as an actively practicing eye surgeon, and current president of the Los Angeles County Medical Association, I feel blessed – and am grateful – for my family, my profession, and the privilege to serve others in the community,” Shiba said.



Lilly Lewis

LILLY LEWIS, who was first profiled in Issue #947, was diagnosed with Myelodysplastic syndromes – a rare disorder in which the body does not make enough healthy blood cells in the bone marrow – in 2011. Though she said she didn't feel ill, her doctors said she needed to get a bone marrow transplant. She received one in 2015.

Lewis said that despite the fact that everyone is going into their eighth month of “hibernation,” she has a lot to be thankful for.

“Because of the pandemic, my two beautiful daughters, who had been living in New York City for 17 and 15 years, respectively, have relocated to Southern California,” Lewis said.

She added that her husband David and her are over the moon to be able to spend time with their children and grandchildren close to home.



Jacques Mouw

JACQUES MOUW, who was first profiled in Issue #530, discovered in 2006 he had stage-four metastatic renal cancer, which had started in his kidneys and spread to his brain. According to Mouw, the survival rate is below 0.01%.

The Beverly Hills jeweler recently had his six-month check-up and said he is in perfect health. A positive attitude is what life's all about – even during the COVID-19 pandemic, Mouw said.

“[I'm grateful] for being alive, for being made 53 years [ago], having five beautiful grandkids and being healthy,” Mouw said.

terminated when I was born that I would play the harp and go to Vassar College. And that's what I did. Of course, I'm happy about the whole thing.

I went to Julliard during my high school years. When I was at Vassar, it's just a little ride on the New York Central from Poughkeepsie, New York to New York City. So I could go in for my lessons every week, once a week.

Can you tell us a little more about your family and how long you've been in Beverly Hills?

I've been in this house for 50 years and I've been in Beverly Hills since 1956. [My children] both graduated from Beverly High.

My daughter Pandora plays the harp at the Peninsula hotel. She plays for the [afternoon] tea. The tea now is outdoors on account of the restrictions – it used to be inside. Pandora, of course, she plays [the harp] and why did she play the harp?

Well, she got free lessons.

What are you thankful for?

I am thankful to be in the United States of America [and] thankful for the good family I have who are a loving family. I am thankful that I have lived this long and had a lovely life.

Do you feel like Dr. Makkar helped you continue to play the harp?

[Dr. Makkar] gave me back my work, because I couldn't move my feet fast enough to play all those pedals. Picture it – seven pedals, three possibilities for each pedal. So you have to move your feet very fast sometimes. You need your hands, you need your fingers, you need your feet [and] you need a brain. You're busy [as a harpist].

You're reading the music in the studio, you're looking at the conductor, your feet are going and your hands are going. Outside of that, you're not busy.

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Beverly Hills to Host Community Meeting for Draft Complete Streets Plan

The City of Beverly Hills will host a

community meeting to discuss its draft Complete Streets Plan on December 6 at 1 p.m.

The meeting will be facilitated by Dr. Sukhsimranjit Singh, who serves as the Judge Danny Weinstein Managing Direc-

tor of the Straus Institute for Dispute Resolution at Pepperdine University Caruso School of Law, as well as Associate Professor of Law and Practice and directs the LL.M programs. Singh has worked with the city in the past to facilitate meetings

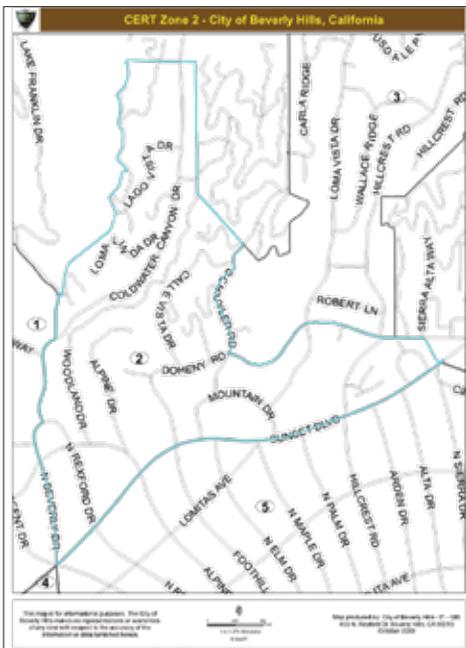
for the rent stabilization program.

The draft Complete Streets Plan is a mobility policy plan that includes an analysis of pedestrian, bicycle, street networks and emerging transportation modes and

briefs cont. on page 8

briefs cont. from page 7

technologies. Once final, it will provide a council-approved work plan for transpor-



Map of Zone 2

tation planning projects to improve mobility, help prepare for emerging technologies, prioritize first/last mile improvements to the Metro Purple Line stations and increase grant funding eligibility.

The city released the current version of the draft Complete Streets Plan for public review in November 2019. The Traffic and Parking Commission discussed the draft plan at a Traffic and Parking Commission Special Meeting/Town Hall on December 3, 2019. A second community meeting was intended to be conducted early this year, but the meeting was postponed due to the pandemic.

This virtual meeting was recommended by the City Council/Traffic and Parking Commission Liaison Committee to build consensus on issues raised on a few of the draft plan sections during the planning process before taking the plan forward to the City Council.

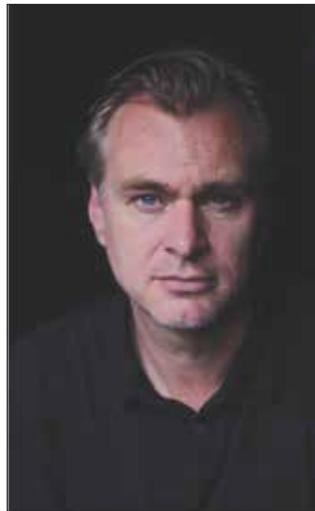
Virtual meeting log-in details will be provided on the city's calendar later this month at beverlyhills.org.

To view the draft plan, visit beverlyhills.org/completestreets. For questions, contact the Transportation Planning Division at (310) 285-1128 or email transportation@beverlyhills.org.

Writers Bloc Presents Conversation Between Christopher Nolan, Tom Shone and Kenneth Branagh

Writers Bloc is presenting a live streamed conversation between Christopher Nolan, Tom Shone and Kenneth Branagh on December 2 at 12 p.m.

How does Nolan manage to weave such personal, singular, panoramic films into international blockbusters? Film critic Shone corralled Nolan into cooperating with him on his book about Nolan's work. The result, "The Nolan Variations: The Movies, Mysteries, and Marvels of Christopher Nolan," guides readers on a deep dive into Nolan's imagination, his creativity, his process of moving from a germ of a dream of an idea to the film itself. "The Nolan Variations," helps to explain how Nolan's films strike a



Christopher Nolan

nerve. Nolan's full participation yields not only storyboards, but Nolan's personal stories of what makes him a visionary.

Shone has written for The Sunday Times, The New Yorker, The Guardian, The New York Times, and other publications. He is also the author of "Blockbuster: How Hol-

lywood Learned to Stop Worrying" and "Love the Summer;" as well as books on Martin Scorsese and Quentin Tarantino.

They will speak with writer and director Branagh, who has been featured in Nolan's films "Dunkirk" and "Tenet."

To RSVP to the event, visit <https://writers-blocpresents.com>.

Wallis Presents the Flying Lovers of Vitebsk

The Wallis Annenberg Center for the Performing Arts is presenting "The Flying Lovers of Vitebsk" from December 11 to 18.

The critically acclaimed theatrical production of Bristol Old Vic, Kneehigh and Wise Children, directed by Emma Rice and music by Ian Ross, combines the visuals of Marc Chagall's paintings with the music and dance of the Russian-Jewish tradition. The on-demand program will be filmed in early December live on stage at the United Kingdom's Bristol Old Vic – with COVID-19 health restrictions and without an audience.

The production features Marc Antolin as Chagall and Audrey Brisson as Bella Chagall, reprising their roles from the original production, which had its live US premiere at the Wallis in 2018. The company members will each have a coronavirus test before forming a bubble in Bristol. These measures mean that they will be able to perform the show without social distancing.

"We are taking the utmost care to protect all of our valued team, but all the preparation will all be worth it when we immerse ourselves in the spiritually intimate and



Marc Antolin and Audrey Brisson

Photo: Steve Tanner

genuinely moving, real life love story of Marc and Bella Chagall," Rice said. "And, while nothing will ever replace the thrill of a night out at the theatre, this broadcast – fresh, fun and intimate – is a wonderful adventure."

The Wallis' Artistic Director Paul Crewes said "The Flying Lovers of Vitebsk" is a beautiful love story.

"Emma brings the production to life in her delightfully unique way. It is joyful, sensual, heartbreaking and funny," Crewes said. "It is great to be able to bring the company back to L.A. – virtually – with this award-winning production."

Earlier this fall, the Wallis presented a live-streamed performance of Rice's production of "Romantics Anonymous."

Tickets for viewing "The Flying Lovers of Vitebsk" on Smart TV, computer, smartphone or tablet are \$21.38. Ticket sales are handled by the Ticket Co. in the UK, so prices are in British pounds, but credit cards will be charged in US dollars; exchange rates may apply.

Patrons will receive a link and password. On-Demand purchases include a 7-day window of access from 8 p.m. on December 11 until 7:59 p.m. on December 18. Tickets cannot be transferred or shared. Tickets may be purchased by visiting TheWallis.org/Lovers, by email at Tickets@TheWallis.org or by calling 310-746-4000.

--Briefs Compiled by Ani Gasparyan

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.

GREENE, ALBERT ELONZO, 24, arrested on 09/20/2020 for criminal conspiracy and getting credit using other's ID.

MARTIN, DAMON EDWARD, 25, arrested on 09/20/2020 for sale/transport/furnish – marijuana.

BRYANT, MEKHI, 20, arrested on 09/20/2020 for sale/transport/furnish – marijuana.

SMITH, MARTRAVIOUS, 19, arrested on 09/20/2020 for sale/transport/furnish – marijuana.

MCCLEARY, KENNETH DWAYNE, 29, arrested on 09/20/2020 for resisting, delaying, or obstructing any public officer, peace officer or emergency medical technician and touching of intimate parts of another against their will.

CORTEZ, ARMANDO, 34, arrested on 09/20/2020 for possession of a controlled substance and possession of drug paraphernalia.

STAFFORD, CHRISTOPHER EDWARD, 34, arrested on 09/21/2020 for parole violation – remain under legal custody to return to prison and public intoxication.

JORDAN, JONATHON, 33, arrested on 09/21/2020 for petty theft.

LOPEZ, MATTHEW ANTHONY, 19, arrested on 09/21/2020 for possessing toluene or

similar substance with intent to inhale and become intoxicated.

JEFFERY, PHILLIP RANDOLPH, 41, arrested on 09/21/2020 for possession of drug paraphernalia.

SWANSON, SAAMAR LAMONTE, 23, arrested on 09/22/2020 for driving while license suspended, forgery of state, corporate, or official seal, and getting credit using other's ID.

DONKORH, PETER JR, 29, arrested on 09/22/2020 for appropriating lost property for own use without making efforts to locate owner and restore property to them, receiving stolen property and getting credit using other's ID.

DIFABIO, ANTHONY SCOTT, 48, arrested on 09/22/2020 for burglary – shoplift.

MALANA, JOE MARIE, 37, arrested on 09/22/2020 for possession of drug paraphernalia and outside misdemeanor warrant.

CERVANTES, ERNESTO, 21, arrested on 09/22/2020 for reckless driving.

DUNKIN, JERAD KEITH, 35, arrested on 09/23/2020 for trespass of real property.

MADAULE, SAMANTHA ALEXIS, 21, arrested on 09/23/2020 for possession of meth/ etc, assault – domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

DUBIE, MARK WILLIAM, 24, arrested on 09/23/2020 for assault – domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

ABDALLAH, AYMAN, 19, arrested on 09/24/2020 for driving while license suspended.

HALL, KESHAWN ANTOINE, 23, arrested on 09/24/2020 for criminal conspiracy and getting credit using other's ID.

LEONARD ROCHE, DOMINIQUE BI-JON, 23, arrested on 09/24/2020 for criminal

arrests cont. on page 10

Prop 19 Has Passed



WHAT DOES THAT MEAN FOR YOU?

Proposition 19 allows people 55 and older, the disabled, and wildfire victims to carry their low property tax assessments with them when they move.

As part of the measure, the proposition prohibits people from keeping their low property tax assessments when they inherit properties OR use it as a second home or rental.

Unfortunately, in areas where properties greatly appreciate and are passed down for generations as families' income/investment properties, that means many property owners will no longer be able to keep their property due to suddenly inflated tax rates.

Thinking about moving, or finding a replacement property through a 1031 exchange?

Contact me for a confidential evaluation.



COMPASS

Jennifer Okhovat

Residential and Commercial Real Estate & BHHS Alumna

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11/26/2020, 12/03/2020, 12/10/2020 TBS 4,980
FICTITIOUS BUSINESS NAME STATEMENT: 2020178115. The following person(s) is/are doing business as: AMG TRUCKING. 12157 LULL ST NORTH HOLLYWOOD CA 91605. SEDRAK KHACHIKYAN. 12157 LULL ST NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/2020 Signed: SEDRAK KHACHIKYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,981
FICTITIOUS BUSINESS NAME STATEMENT: 2020178113. The following person(s) is/are doing business as: MTD MUSIC ONLINE. 23200 HARTLAND ST WEST HILLS CA 91307. ARTHUR MIGUEL T TADIAMAN. 23200 HARTLAND ST WEST HILLS CA 91307. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2020 Signed: ARTHUR MIGUEL T TADIAMAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,982
FICTITIOUS BUSINESS NAME STATEMENT: 2020178102. The following person(s) is/are doing business as: ABERGEL AUTOMOTIVE. 1720 WORKMAN ST LOS ANGELES CA 90031. JORDAN ABERGEL. 1720 WORKMAN ST LOS ANGELES CA 90031. 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: JORDAN ABERGEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,983
FICTITIOUS BUSINESS NAME STATEMENT: 2020178100. The following person(s) is/are doing business as: ALS PAINTING & HANDY SERVICE. 1661 WEST 65TH STREET LOS ANGELES CA 90047. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2016 Signed: ALTON HANZY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,984
FICTITIOUS BUSINESS NAME STATEMENT: 2020178098. The following person(s) is/are doing business as: ARAKELYAN LIFE INSURANCE AGENCY. 1220 WEST GLENOAKS BLVD SUITE 105 GLENDALE CA 91201. JOHN AVO ARAKELYAN. 1220 WEST GLENOAKS BLVD SUITE 105 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: 09/2015 Signed: JOHN AVO ARAKELYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,985
FICTITIOUS BUSINESS NAME STATEMENT: 2020174865. The following person(s) is/are doing business as: AP CLEANING SERVICE. 7515 LEMP AVE NORTH HOLLYWOOD CA 91605. AREN PEKYAN. 7515 LEMP AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2020 Signed: AREN PEKYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/29/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,987
FICTITIOUS BUSINESS NAME STATEMENT: 2020178096. The following person(s) is/are doing business as: BETTER CARE PHARMACY. 14103 VICTORY BLVD #6 VAN NUYS CA 91401. VICTORY CARE PHARMACY. 14103 VICTORY BLVD #6 VAN NUYS CA 91401. 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: ARAKSI DAVTYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,989
FICTITIOUS BUSINESS NAME STATEMENT: 2020178094. The following person(s) is/are doing business as: LARSON INSPECTION SERVICES. 1050 ELECTRIC AVE UNIT #2 SEAL BEACH CA 90740. JAMES LARSON. 1050 ELECTRIC AVE UNIT #2 SEAL BEACH CA 90740. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2020 Signed: JAMES LARSON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,990
FICTITIOUS BUSINESS NAME STATEMENT: 2020178104. The following person(s) is/are doing business as: DOMA ARTS COMPLEX. 300 SOUTH SANTA FE AVENUE SUITE P LOS ANGELES CA 90013. DOMA DEVELOPMENT CORP. 300 SOUTH SANTA FE AVENUE SUITE P LOS ANGELES CA 90013. 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: ELIZABETH NAM, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,989
FICTITIOUS BUSINESS NAME STATEMENT: 2020178109. The following person(s) is/are doing business as: WATER WORKS PLUMBING. 23515 LYONS AVENUE #244 VALENCIA CA 91355. WV PLUMBING INC. 23515 LYONS AVENUE #244 VALENCIA CA 91355. 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 VIRGE STEVENS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,991
FICTITIOUS BUSINESS NAME STATEMENT: 2020178111. The following person(s) is/are doing business as: JUREN LANE'S SPRAY TAN AND SKIN CARE. 810 S FLOWER ST UNIT 225 LOS ANGELES CA 90017. 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: WILLIAM SHAW, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/03/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,993
FICTITIOUS BUSINESS NAME STATEMENT: 2020180720. The following

person(s) is/are doing business as: LITTLE GIANT APPAREL. 6607 W 87TH STREET LOS ANGELES CA 90045. SCOTT TORRENCE. 6607 W 87TH STREET LOS ANGELES CA 90045. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2020 Signed: SCOTT TORRENCE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/04/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,994
FICTITIOUS BUSINESS NAME STATEMENT: 2020186577. The following person(s) is/are doing business as: LUJAN CONSTRUCTION ENTERPRISES. 1019 VINEYARD DR SAN GABRIEL CA 91775. ELIA LUJAN-BAGHERI. 1019 VINEYARD DR SAN GABRIEL CA 91775. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/2020 Signed: ELIA LUJAN-BAGHERI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,995
FICTITIOUS BUSINESS NAME STATEMENT: 2020181638. The following person(s) is/are doing business as: BREAKTHROUGH SEO MARKETING; BREAKTHROUGH VETERINARY MARKETING. 2201 N LAKEWOOD BLVD #108 LONG BEACH CA 90815. VARENAS ENTERPRISES INC. 2201 N LAKEWOOD #108 LONG BEACH CA 90815. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2015 Signed: NELINJA VARENAS, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/05/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,996
FICTITIOUS BUSINESS NAME STATEMENT: 2020183763. The following person(s) is/are doing business as: PSYCHOLOGICAL ASSESSMENT SERVICES; PSYCHOLOGICAL ASSESSMENT SERVICES OF L.A. 1609 ROSCOMARE RD LOS ANGELES CA 90077. MARA TNSMAN PSYD A PROFESSIONAL PSYCHOLOGICAL CORPORATION. 1609 ROSCOMARE RD LOS ANGELES CA 90077. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2015 Signed: FRANKLIN D SIMON, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 11/10/2020. 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) Published: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,997
FICTITIOUS BUSINESS NAME STATEMENT: 2020183778. The following person(s) is/are doing business as: ASAP NURSE. 15928 VANOWEN ST APT 107 VAN NUYS CA 91406. CHRISTIAN CALIANGA ZABALLERO. 15928 VANOWEN ST APT 107 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: N/A Signed: CHRISTIAN CALIANGA ZABALLERO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/10/2020. 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) Published: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,998
FICTITIOUS BUSINESS NAME STATEMENT: 2020165463. The following person(s) is/are doing business as: LANZILLOTTA INSURANCE AGENCY. 18325 KESWICK ST #13B RESEDA CA 91335. ERIC ADOLPH LANZILLOTTA. 18325 KESWICK ST #13B 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: 08/20/2020 Signed: ERIC ADOLPH LANZILLOTTA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,999
FICTITIOUS BUSINESS NAME STATEMENT: 2020178094. The following person(s) is/are doing business as: BORREGO BOAT MAINTAINING. 914 E ARLINGTON ST, COMPTON, CA 90221. LUIS O BECERRA CAMACHO, 914 E ARLINGTON ST COMPTON CA 90221. 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 LUIS O BECERRA CAMACHO. 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: 10/19/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 4,999
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
Date Filed: 11/19/2020
Date Filed: JANURAY 3, 2018
Name of Business: WATER WORKS PLUMBING
23515 LYONS AVE #244 VALENCIA CA 91355
Registered Owner: STEVENS, JAMES VIRGE
23515 LYONS AVE #244 VALENCIA CA 91355
Current File #: 2020178108
Date: 11/03/2020
Published: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 TBS 5,000
FICTITIOUS BUSINESS NAME STATEMENT: 2020164832
The following person(s) is/are doing business as: BORREGO BOAT MAINTAINING, 914 E ARLINGTON ST, COMPTON, CA 90221. LUIS O BECERRA CAMACHO, 914 E ARLINGTON ST COMPTON CA 90221. 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 LUIS O BECERRA CAMACHO. 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: 10/19/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 NIN 46666
FICTITIOUS BUSINESS NAME STATEMENT: 2020165248
The following person(s) is/are doing business as: TORTILLERIA LA PATRIA, 17251 VALLEY BLVD, LA PUENTE, CA 91744. DHA TORTILLERIA INC., 17251 VALLEY BLVD LA PUENTE CA 91744. 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 JANET MORALES. 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: 10/19/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 NIN 46665
FICTITIOUS BUSINESS NAME STATEMENT: 2020165403
The following person(s) is/are doing business as: ONO TEA HOUSE, 10533 GARVEY AVE. UNIT C, EL MONTE, CA 91733. ONOLICIOUS, INC., 10533 GARVEY AVE. UNIT C EL MONTE CA 91733. 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 SHANE HEARNAN. 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: 10/19/2020. 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: 11/19/2020, 11/26/2020, 12/03/2020, 12/10/2020 NIN 46664
FICTITIOUS BUSINESS NAME STATEMENT: 2020165917
The following person(s) is/are doing business as: LOW-VOLT CONSULTING, BDA TECH ASSOCIATES, 15159 BLACKHAWK STREET, MISSION HILLS, CA 91345. FRANCISCO AXEL SEVILLANO, 15159 BLACKHAWK STREET MISSION HILLS CA 91345. 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 FRANCISCO AXEL SEVILLANO. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46670
FICTITIOUS BUSINESS NAME STATEMENT: 2020166290
The following person(s) is/are doing business as: CDBC ENERGY, 8315 SANTA FE SPRINGS RD #A, WHITTIER, CA 90606. CESAR DAVID BUSTILLO CANALES, 8315 SANTA FE SPRINGS RD #A WHITTIER CA 90606. 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 CESAR DAVID BUSTILLO CANALES. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46670
FICTITIOUS BUSINESS NAME STATEMENT: 2020166254
The following person(s) is/are doing business as: GGM INSURANCE SERVICES, 727 S. SUSANNA AVE, WEST COVINA, CA 91790. GUILLERMO ISAIAS ALFARO, 727 S. SUSANNA AVE WEST COVINA CA 91790. 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 GUILLERMO ISAIAS ALFARO. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46669
FICTITIOUS BUSINESS NAME STATEMENT: 2020166314
The following person(s) is/are doing business as: GIO'S MAINTENANCE SOLUTIONS, 1527 W 4TH ST 108, LOS ANGELES, CA 90017. GIOVANI HERNANDEZ, 1527 W 4TH ST 108 LOS ANGELES CA 90017. 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 GIOVANI HERNANDEZ. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46671
FICTITIOUS BUSINESS NAME STATEMENT: 2020166349
The following person(s) is/are doing business as: TAVO'S CONSTRUCTION, 270 SYLVAN ST, ANAHEIM CA 92804. GUSTAVO SILVA PEREGRINO, 270 SYLVAN ST ANAHEIM CA 92804. 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 GUSTAVO SILVA PEREGRINO. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46668
FICTITIOUS BUSINESS NAME STATEMENT: 2020166387
The following person(s) is/are doing business as: RICARDO'S CONSTRUCTION, 1057 W 12TH ST, POMONA, CA 91766. RICARDO PINEDA, 1057 W 12TH ST POMONA CA 91766. 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 RICARDO PINEDA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46672
FICTITIOUS BUSINESS NAME STATEMENT: 2020166387
The following person(s) is/are doing business as: VERNOMA FASHION, 16839 GALE AVE STE X01, CITY OF INDUSTRY, CA 91745. FLARIX CORP., 16839 GALE AVE STE X01 CITY OF INDUSTRY CA 91745. 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 FLARIX CORP. 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: 10/20/2020. 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 Code.) Published: 11/19/2020, 11/26/2020, 12/3/2020, 12/10/2020 NIN 46673
Henry Beserra
1723 W 151st St
Compton, CA 90220
Case Number: 20CMCP00134
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Henry Beserra
TO ALL INTERESTED PERSONS
Petitioner: Henry Beserra
Present name: Henry Beserra
Proposed name: Henry Beserra-Valdez
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING
Date: 2/2/2021 Time: 8:30a 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 Filed: 12/23/2020
Filed: Maurice A. Letter, Judge of the Superior Court
Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 150
FICTITIOUS BUSINESS NAME STATEMENT: 2020184198. The following person(s) is/are doing business as: SHOOT 360 LA. 2076 ARTESIA BLVD TORRANCE CA 90504. CALIFORNIA BASKETBALL GROUP-TORRANCE LLC. 2076 ARTESIA BLVD TORRANCE CA 90504. 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: 08/20/2020 Signed: JOHN PETERSON, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/10/2020. 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) Published: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,001
FICTITIOUS BUSINESS NAME STATEMENT: 2020187053. The following person(s) is/are doing business as: WYNN FINANCIAL SOLUTIONS. 190 W SANTA FE POMONA CA 91767. NAM NGUYEN. 671 COLBY CIR APT D CLAREMONT CA 91711. 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: NAM NGUYEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/13/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,016
FICTITIOUS BUSINESS NAME STATEMENT: 2020183153. The following person(s) is/are doing business as: COBALDI. 8541 LINDLEY AVE NORTHRIDGE CA 91325. PLS BUSINESS GROUP INC. 8541 LINDLEY AVE NORTHRIDGE CA 91325. PLS BUSINESS GROUP INC. 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: JOSE SACA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/09/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,003
FICTITIOUS BUSINESS NAME STATEMENT: 2020177514. The following person(s) is/are doing business as: THERA READ. 815 N LA BREA AVE #219 INGLEWOOD CA 90302. THERA READ LLC. 815 N LA BREA AVE #219 INGLEWOOD CA 90302. 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: 06/20/2020 Signed: LANITA MACK, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,003
FICTITIOUS BUSINESS NAME STATEMENT: 2020188865. The following person(s) is/are doing business as: ROCHA'S TRUCKING. 10928 WALNUT DR SUNLAND CA 91040. JUAN ROCHA TRUCKING INC. 10928 WALNUT DR SUNLAND CA 91040. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/2007 Signed: GISELA ROCHA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,005
FICTITIOUS BUSINESS NAME STATEMENT: 2020170215. The following person(s) is/are doing business as: EMERALD TECH; CHAUN LEGEND. 3150 WILSHIRE BLVD LOS ANGELES CA 90010. CHAUN PETH. 3150 WILSHIRE BLVD #218 LOS ANGELES CA 90010. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/2020 Signed: CHAUN PETH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/23/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,004
FICTITIOUS BUSINESS NAME STATEMENT: 2020176778. The following person(s) is/are doing business as: LOUIE'S LIQUOR #2. 13368 SHERMAN WAY NORTH HOLLYWOOD CA 91605. ROMEO C ASKAR. 11514 ODESSA AVE GRANADA HILLS CA 91344. GEORGE ISSA. 11514 ODESSA AVE GRANADA HILLS CA 91344. ELIAS MARRAS. 2225 S SUMMIT RIDGE OF CHATSWORTH CA 91311. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2015 Signed: ROMEO C ASKAR, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles

County on: 10/28/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,006
FICTITIOUS BUSINESS NAME STATEMENT: 2020173391. The following person(s) is/are doing business as: LS INVESTMENT GROUP. 8620 SANTA SUSANA PL WEST HILLS CA 91304. TOMER JEDDAH. 8620 SANTA SUSANA PL WEST HILLS CA 91304. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the

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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,020

FICTITIOUS BUSINESS NAME STATEMENT: 2020176780. The following person(s) is/are doing business as: LG THERMAL IMAGING, 369 W KENNETH RD GLENDALE CA 91202. GEOFFREY HAMILTON STURGEON, 369 W KENNETH RD GLENDALE CA 91202. 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: GEOFFREY HAMILTON STURGEON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,021

FICTITIOUS BUSINESS NAME STATEMENT: 2020176782. The following person(s) is/are doing business as: GLEN KESH, 121 OLIVE ST APT 11 GLENDALE CA 91206. HOVHANNES KESHKARYAN, 121 OLIVE ST APT 11 GLENDALE CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2017 Signed: HOVHANNES KESHKARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,022

FICTITIOUS BUSINESS NAME STATEMENT: 2020176784. The following person(s) is/are doing business as: LA CURVES BODY SCULPTING, 6604 CORONA AVE APT A BELL CA 90201. ANAIS LAURA LARIOS, 6604 CORONA AVE APT A BELL CA 90201. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: state of N/A Signed: ANAIS LAURA LARIOS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/28/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,023

FICTITIOUS BUSINESS NAME STATEMENT: 2020185509. The following person(s) is/are doing business as: ELBOW PRIVATE SECURITY COMPANY, 1634 W VERNON AVENUE LOS ANGELES CA 90062. LARRY TURNER, 530 E ARBOR VITAE ST #7 INGLEWOOD CA 90301. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2020 Signed: LARRY TURNER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/12/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,025

FICTITIOUS BUSINESS NAME STATEMENT: 2020171256. The following person(s) is/are doing business as: LN NAILED IT, 13236 CANTARA STREET NORTH HOLLYWOOD CA 91605. ELEN GHAZARYAN, 13236 CANTARA STREET NORTH HOLLYWOOD CA 91605. 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: ELEN GHAZARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,026

FICTITIOUS BUSINESS NAME STATEMENT: 2020171773. The following person(s) is/are doing business as: LEVER CONSTRUCTION INCORPORATED, 9423 HEALY TRAIL CHATSWORTH CA 91311. LEVER CONSTRUCTION INCORPORATED, 9423 HEALY TRAIL CHATSWORTH CA 91311. 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: RAUL MATHIAS LAGMAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,028

FICTITIOUS BUSINESS NAME STATEMENT: 2020176756. The following person(s) is/are doing business as: H.M. SOFTWARE, 7720 WINNETKA AVE WINNETKA CA 91306. HRPISIME MELKONYAN, 721 GLEN AVE GLENDALE CA 91206. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2011 Signed: HRPISIME MELKONYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/30/2020. 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: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,029

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2019144868
Date Filed: MAY 23, 2019
Name of Business: RELICS ESTATE SALES
380 PLUMOSA DRIVE, PASADENA, CA 91107
Registered Owner: CLAUDIA NEBLINA KAM
380 PLUMOSA DRIVE, PASADENA, CA 91107
Registered Owner: CATALINA Z. LEVYA
1832 10TH AVENUE MONROVIA CA 91016
Registered Owner: JOSE AGUSTIN LEVYA
1832 10TH AVENUE MONROVIA CA 91016
Current File #: 2020185255
Date: 11/12/2020
Published: 11/26/2020, 12/03/2020, 12/10/2020, 12/17/2020 TBS 5,029

FICTITIOUS BUSINESS NAME STATEMENT: 2020172154
The following person(s) is/are doing business as: PAPER TV1, 11215 FERNA ST APT #7, NORWALK, CA 90650. KEVIN MARSHALL, 11215 FERNA ST APT #7 NORWALK CA 90650. The business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed KEVIN MARSHALL. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46696

FICTITIOUS BUSINESS NAME STATEMENT: 2020172843
The following person(s) is/are doing business as: ENERGYMAN 3K, 1920 S HARCOURT AVE, LOS ANGELES, CA 90016. LEROY LOVE, 1920 S HARCOURT AVE LOS ANGELES CA 90016. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/12. Signed LEROY LOVE. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46693

FICTITIOUS BUSINESS NAME STATEMENT: 2020172966
The following person(s) is/are doing business as: MOOGIE, 13502 WHITTIER BLVD, STE H #181, WHITTIER, CA 90605. MOOGIE BEAUTY LLC, 13502 WHITTIER BLVD, STE H #181 WHITTIER CA 90605. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46694

FICTITIOUS BUSINESS NAME STATEMENT: 2020172976
The following person(s) is/are doing business as: ESTRELLITA SPORTWEAR FOR CHAMPIONS, 12342 207TH ST, LAKEWOOD, CA 90715. ELIZABETH LOPEZ, 12342 207TH ST LAKEWOOD CA 90715. 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 ELIZABETH LOPEZ. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46695

FICTITIOUS BUSINESS NAME STATEMENT: 2020172990
The following person(s) is/are doing business as: EQUITY FINANCIAL NETWORK, EQUITY INSURANCE GROUP, NATIONAL INSURANCE GROUP, 578 WASHINGTON BLVD #847, MARINA DEL REY, CA 90292. BURT MULTWITZ, 578 WASHINGTON BLVD #847 MARINA DEL REY CA 90292. 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 BURT MULTWITZ. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46697

FICTITIOUS BUSINESS NAME STATEMENT: 2020173039
The following person(s) is/are doing business as: GOSPEL OF GRACE MISSION INTERNATIONAL, THE LORD'S PANTRIES WORLDWIDE, 22703 CROSSHILL AVE, TORRANCE, CA 90506. CHIBUEZE MICHAEL UGWU, 22703 CROSSHILL AVE TORRANCE CA 90506. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/20. Signed CHIBUEZE MICHAEL UGWU. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46687

FICTITIOUS BUSINESS NAME STATEMENT: 2020173064
The following person(s) is/are doing business as: J & J GARCIA SERVICES, 2522 HOPE ST, HUNTINGTON PARK, CA 90255. JESICA GARCIA, 2522 HOPE ST HUNTINGTON PARK CA 90255. The business is conducted by an individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JESICA GARCIA. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46689

FICTITIOUS BUSINESS NAME STATEMENT: 2020173116
The following person(s) is/are doing business as: EMBRACE YOUR WISDOM, 46-E PENINSULA CENTER #364, ROLLING HILLS ESTATES, CA 90274. MARYAN SOLHJOU, 46-E PENINSULA CENTER #364 ROLLING HILLS CA 90274 ESTATES. 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 MARYAN SOLHJOU. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46692

FICTITIOUS BUSINESS NAME STATEMENT: 2020173116
The following person(s) is/are doing business as: AMIGOS MINI MART, 4345 WEST 147TH STREET LAWDALE, CA 90260. CARLOS MELENDEZ, 4345 WEST 147TH STREET LAWDALE CA 90260. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/20. Signed CARLOS MELENDEZ. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46688

FICTITIOUS BUSINESS NAME STATEMENT: 2020173116
The following person(s) is/are doing business as: EMBRACE YOUR WISDOM, 46-E PENINSULA CENTER #364, ROLLING HILLS ESTATES, CA 90274. MARYAN SOLHJOU, 46-E PENINSULA CENTER #364 ROLLING HILLS CA 90274 ESTATES. 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 MARYAN SOLHJOU. 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: 10/27/2020. 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 Code.) Published: 11/26/2020, 12/3/2020, 12/10/2020, 12/17/2020 NIN 46692

A.P.N.: 5530-016-030 Trustee Sale No.:2020-1429 Title Order No: 1599128cad Reference No: 4 LEE NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT

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DATED 5/27/2020. 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 on 12/11/2020 at **11:00 AM, S.B.S. Lien Services**, As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 6/1/2020, as Document No. **20200591224**, Book , Page , of Official Records in the Office of the Recorder of **Los Angeles** County, California, The original owner: **Scott Lee** The purported new owner: **Scott Lee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER** payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state or federal credit union, or a check drawn by state or federal savings and loan association, savings association, or a savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.): **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766** All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any, of the real property described above is purported to be: 1040 N Spaulding Ave #4 West Hollywood, CA 90046 AKA 1040 N Spaulding Ave #4 Los Angeles, CA 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to wit: **\$12,155.12** accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant: 1040 NORTH SPAULDING HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Notice of Default and Election to Sell

Under Notice of Delinquent Assessment and Claim of lien. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **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 **FOR SALE INFORMATION, PLEASE CALL (855)986-9342**, or visit this Internet Web site www.superiordefault.com using the file number assigned to this case **2020-1429** 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 PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE**

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SECTION 5715(b). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. Date:10/15/2020. **S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Anissa Young, Sr. Trustee Sale Officer (11/5/20, 11/12/20, 11/19/20) TS#2020-1429 SDI-19639)**

SCOTT TALKOV, State Bar No. 264676 / TALKOV LAW CORP., 2900 Adams St Ste C225, Riverside, California 92504, Telephone: (951) 888-3300, Email: scott@talkovlaw.com, Attorneys for Petitioner Michael Villalpando. SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES IN RE THE PETITION MICHAEL VILLALPANDO TO ESTABLISH THE BEVERLY PRESS AS A NEWSPAPER OF GENERAL CIRCULATION Case No. 19STCP04891.

NOTICE IS HEREBY GIVEN that on December 08, 2020, at 8:30 a.m., or as soon thereafter as the matter may be heard, in Department 24 of the Los Angeles County Superior Court – Stanley Mosk Courthouse, located at 111 North Hill Street, Los Angeles, California 90012, Petitioner Michael Villalpando intends to apply for an order, pursuant to California Government Code §§ 6008 and 6020, declaring Beverly Press to be a newspaper of general circulation for the City of Beverly Hills and County of Los Angeles, State of California.

The Petition verified under penalty of perjury by Michael Villalpando as Publisher of the Beverly Press sets forth the following: 1) Petitioner is the Publisher of the newspaper known as Beverly Press. 2) Beverly Press is a newspaper published for the dissemination of local or telegraphic news and intelligence of a general character in the City of Beverly Hills, County of Los Angeles, State of California. 3) Beverly Press has a bona fide subscription list of paying subscribers in the City of Beverly Hills, County of Los Angeles, State of California. 4) Beverly Press has been established under that name during the whole of the three-year period preceding the filing of this petition. 5) Beverly Press has been published at regular intervals of not less than weekly in the City of Beverly Hills, County of Los Angeles, State of California during the whole of the three-year period preceding the filing of this petition. 6) Beverly Press has a substantial distribution to paid subscribers in the City of Beverly Hills, County of Los Angeles, State of California. 7) Beverly Press has maintained a minimum coverage of local or telegraphic news and intelligence of a general character of not less than 25 percent of its total inches during each year of the three-year period preceding the filing of this petition. 8) Beverly Press's principal office of publication is within the jurisdiction of the City of Beverly Hills, County of Los Angeles, State of California for which it is seeking adjudication. WHEREFORE, Petitioner prays for judgment ascertaining and establishing Beverly Press as a newspaper of general circulation, as defined in California Government Code § 6008, for the City of Beverly Hills, County of Los Angeles, and State of California. [Petition dated and signed November 6, 2019 by Scott Talkov, Attorney for Petitioner Michael Villalpando. Verification of Michael Villalpando dated November 6, 2019. Filed on November 14, 2019 as Case No. 19STCP04891]

FILE NO. 2020 169448
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CAPITAL WEST INSURANCE, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP OF COMPLI-

ANCE

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 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).
ORD-52329 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 169446
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. EAGLE WEST PREMIER INSURANCE AGENCY; 2. KERN INSURANCE ASSOCIATES; 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE OF THE WEST, LLC BY JARED FOY, VP OF COMPLIANCE

This statement was filed with the County Clerk of LOS ANGELES County on OCT 22 2020 expires on OCT 22 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).
ORD-52243 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

FILE NO. 2020 171426
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: KEETA DESIGN, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036 county of: LA COUNTY.

Registered Owner(s): JANNA KHERSONSKY, 226 S FULLER AVE UNIT 1/4 LOS ANGELES CA 90036. This Business is being conducted by a/an: INDIVIDUAL. The date registrant commenced to transact business under the fictitious business name or names listed above on: 09/2020.

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/ JANNA KHERSONSKY, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on OCT 26 2020 expires on OCT 26 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).
55877 BEVERLY HILLS WEEKLY 11/5,12,19,26 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING CASE NO. 20STPB08161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VICTORIA STERLING AKA VICTORIA A. STERLING, VICTORIA ANNE STERLING. A PETITION FOR PROBATE has been filed by SANDRA STERLING in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SANDRA STERLING 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 in this court as follows: 02/22/21 at 8:30AM in Dept. 44 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
HERBERT A. STROH
SBN 120257
MCCORMICK BARSTOW, LLP
656 SANTA ROSA STREET SUITE 2A
SAN LUIS OBISPO CA 93401
11/5, 11/12, 11/19/20
CNS-3413289#

FILE NO. 2020 168503
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: DIAMOND INSURANCE PARTNERS, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:
Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. 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/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VP
This statement was filed with the County Clerk of LOS ANGELES County on OCT 21 2020 expires on OCT 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).
ORD-51528 BEVERLY HILLS WEEKLY 10/29, 11/5,12,19 2020

NOTICE OF PETITION TO ADMINISTER ESTATE OF EDWARD GRANZ aka EDWARD MORRIS GRANZ
Case No. 20STPB09058

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EDWARD GRANZ aka EDWARD MORRIS GRANZ

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

THE PETITION FOR PROBATE requests that Darolyn Ross 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 Dec. 3, 2020 at 8:30 AM in Dept. No. 11 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within 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:
NEAL B JANNOL ESQ
SBN 180713
LAW OFFICES OF
NEAL B JANNOL PC
10850 WILSHIRE BLVD
STE 825
LOS ANGELES CA 90024
CN971690 GRANZ Nov 12, 19, 26, 2020

California Uniform Public Construction Cost Accounting Act (CUPCCAA)
Notice is hereby given by the Beverly Hills Unified School District ("District") that it

shall establish a list of registered contractors per Section 22304 of the Public Contract Code. This list shall include licensed general contractors and specific licensed trade contractors seeking to participate in the solicitation of bids per Public Contract Code Section 22019.

In accordance with the State of California Uniform Public Construction Cost Accounting Commission, the District is inviting all interested licensed contractors to submit their company for inclusion on the District's Informal Bidding Contractors List.

Informal Bidding Contractors List are required to have a current license and are subject to verification through the Contractors State License Board. Additionally, pursuant to SB 854, no contractor or subcontractor may be listed on a bid for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (DIR) and no contractor or subcontractor may be awarded a contract for a public works project (awarded on or after April 1, 2015) unless registered with the DIR per California Labor Code section 1725.5. <http://www.dir.ca.gov/Public-Works/PublicWorks.html>

As required by the District, it may solicit bids for the following Public Work Projects:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work for the District.
2. Painting and repainting for the District

Contractors shall provide the following information:

- 1) Firm Name
- 2) Contact Name
- 3) Contact Phone and Email
- 4) Type of work interested in and currently licensed for
- 5) License Number(s) and Class of license(s) held

Contractor shall provide the required information on Company Letterhead to the address below:

Beverly Hills Unified School District
Attention: Construction and Facilities
255 S. Lasky Drive, Beverly Hills, CA 90212

NOTICE OF PETITION TO ADMINISTER ESTATE OF DENISE GERSHON aka DENISE COHEN

Case No. 20STPB09291

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DENISE GERSHON aka DENISE COHEN

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

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

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

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

A HEARING on the petition will be held on Dec. 10, 2020 at 8:30 AM in Dept. No. 11 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the

personal representative appointed by the court within 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:
JOSEPH C LONGO ESQ
SBN 151356
LONGO LAW GROUP LLP
100 WILSHIRE BLVD
STE 2010
SANTA MONICA CA 90401
CN973031 GERSHON Nov 19,26, Dec 3, 2020

FILE NO. 2020 187978
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CORBIS, 515 S FLOWER ST., 18TH FLOOR, SUITE 1829 LOS ANGELES CA 90071 county of: LA COUNTY.

AI #ON:
Registered Owner(s): VMA COMPANIES, LLC, 18TH FLOOR, SUITE 1829 LOS ANGELES CA 90071 [CALIFORNIA]. 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/ VMA COMPANIES, LLC, BY VIRGINIA MOORE, MANAGER
This statement was filed with the County Clerk of LOS ANGELES County on NOV 16 2020 expires on NOV 16 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).
ORD-80574 BEVERLY HILLS WEEKLY 11/26, 12/3,10,17 2020

FILE NO. 2020 187982
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: THE CAPITAL GRILLE #8067, 700 WEST 9TH STREET LOS ANGELES CA 90015; MAILING ADDRESS: 1000 DARDEN CENTER DRIVE ORLANDO FL 32837 county of: LA COUNTY.

AI #ON: 3816917
Registered Owner(s): CAPITAL GRILLE HOLDINGS, INC., 1000 DARDEN CENTER DRIVE ORLANDO FL 32837 [NC]. 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/ CAPITAL GRILLE HOLDINGS, INC. BY COLLEEN H. LYONS, SECRETARY
This statement was filed with the County Clerk of LOS ANGELES County on NOV 16 2020 ex-

pires on NOV 16 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).
ORD-80739 BEVERLY HILLS WEEKLY 11/26, 12/3,10,17 2020

FILE NO. 2020 187980
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: THE OLIVE GARDEN ITALIAN RESTAURANT #6415, 4835 W. VENICE BLVD LOS ANGELES CA 90019 county of: LA COUNTY.

AI #ON: 201605010264
Registered Owner(s): OLIVE GARDEN HOLDINGS, LLC, 1000 DARDEN CENTER DRIVE ORLANDO FL 32837 [FL]. 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/ OLIVE GARDEN HOLDINGS, LLC BY COLLEEN H. LYONS, SECRETARY
This statement was filed with the County Clerk of LOS ANGELES County on NOV 16 2020 expires on NOV 16 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).
ORD-80642 BEVERLY HILLS WEEKLY 11/26, 12/3,10,17 2020

ORDINANCE NO. 20-O-2825

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO CREATE A MIXED USE OVERLAY ZONE AND APPLY THE OVERLAY ZONE TO CERTAIN COMMERCIAL ZONED PARCELS IN THE CITY

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

Section 1. Legislative Findings. Over the past several years, City leadership has expressed a desire to establish uniform regulations to allow mixed use projects in certain commercial areas of the City of Beverly Hills. These regulations would expand the type of development and variety of housing units that are available in the City, act as a catalyst to revitalize commercial corridors, and create an opportunity to provide housing units without displacing existing residents. In addition, the California Legislature has declared a statewide housing emergency in effect until January 1, 2025, with a goal of encouraging significant numbers of new housing units throughout the state. Further, the City of Beverly Hills anticipates that the State will allocate a Regional Housing Needs Assessment of several thousand units for the next 6th housing cycle period from 2021 – 2029, including units of varying affordability levels. Due to these ongoing conditions and in anticipation of increased demand for housing units at various levels of affordability, 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 Overlay Zone (MU) shall include those objectives set forth in the proposed § 10-3-1872 of the overlay zone, as set forth in full in Section 5 below.

Section 2. On June 19, 2020, the Planning Commission held a duly noticed public hearing after which it adopted Resolutions No. 1918 and 1919 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to create a new mixed use overlay zone and apply this overlay zone to certain commercial parcels in the City (collectively, the "Amendments"). On October 13, 2020, the City Council held a duly noticed public hearing, received extensive written and oral testimony, closed the public hearing, and continued deliberations on the matter on October 27, and November 10, 2020, and thereafter introduced this Ordinance.

Section 3. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. An Initial Study/Negative Declaration was prepared for the Ordinance and Amendments. The City of Beverly Hills is the lead agency, pursuant to CEQA, and is responsible for the preparation of the Initial Study/Negative Declaration. The Planning Commission considered the Draft Initial Study/Negative Declaration at its meeting on June 19, 2020. The City Council considered the Initial Study/Negative Declaration, comments provided on the document, and responses to those comments at its meetings on October 13 and October 27, 2020, and finds, in the exercise of its independent judgment and analysis, and based on the record of proceedings, that there is no substantial evidence that the proposed project would result in significant impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, or Wildfires. The City Council further finds that the project would result in less than significant impacts for the Mandatory Findings of Significance, because the proposed project is the creation of a mixed use overlay zone and does not include any physical changes or development in the project area at this time. No significant impacts have been identified as resulting from this project, and therefore, no mitigation measures are required. The City Council, exercising its independent judgment, hereby adopts a Negative Declaration for the ordinance. 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 4. The Amendments are consistent with the objectives, principles, and standards of the General Plan. The Amendments include changes to the General Plan Land Use Designation Map of the Land Use Element of the General Plan, to ensure that it is consistent with the proposed mixed use overlay zone map. General Plan Policy Land Use 9.5 Commercial/Residential Mixed Uses calls for the City to study the feasibility of creating mixed use in order to expand the variety of housing types available and to improve commercial/residential transitions. General Plan Policy Land Use 3.2 Fair Share of Regional Housing Needs calls for the City to accommodate the fair share of regional housing needs in a way that contributes to the livability of the City and does not unduly burden the City's fiscal resources. Policy Land Use 5.2 Infill and Replacement Housing calls for the City to accommodate new and renovated housing within existing neighborhoods that is consistent with the contextual parcel sizes, densities, built form and scale. Housing Element Policy Housing 2.8 Transit-Oriented Housing calls for new residential development with access to existing transit stops and near anticipated subway stations. Housing Policy 2.10 Workforce Housing, calls for the city to develop programs to increase the amount of rental and ownership housing that is affordable to the local workforce.

Section 5. The City Council hereby adds Article 18.7 to Chapter 3 of Title 10 of the Beverly

Hills Municipal Code to read as follows with all other provisions in Chapter 3 remaining in effect without amendment:

ARTICLE 18.7 MIXED USE (MU) OVERLAY ZONE

10-3-1871: MIXED USE (MU) OVERLAY ZONE CREATED:

There is hereby created and established in the City an overlay zone, designated as the Mixed Use (MU) Overlay Zone.

10-3-1872: PURPOSE AND OBJECTIVES OF THE MIXED USE OVERLAY ZONE:

The purpose of the MU Overlay Zone is to provide areas of the City where mixed use development is allowed in order to encourage vibrant, walkable neighborhoods and increase the availability of housing in the City, while preserving the vitality of existing commercial corridors and minimizing displacement of existing residents. The objectives of the MU Overlay Zone shall be as follows:

A. Expanding the options and opportunities for certain commercial property owners and developers by allowing for combinations of commercial uses, and multi-family residential uses subject to specific standards, rules and procedures;

B. Creating the potential for more intensive development in certain neighborhoods, while maintaining realistic buffers between commercial and residential zones to ensure there is harmonious development in the area;

C. Expanding housing options for diverse socio-economic populations in the City including seniors, young people, populations that wish to be transit-adjacent and populations that will benefit from development near an urban core;

D. Retaining the commercial tax base and streetscape character that exists in the City by encouraging neighborhood-serving and pedestrian-friendly commercial uses;

E. Concentrating new housing and amenities near existing and anticipated transportation nodes and stations to encourage the use of alternative modes of transportation to automobile travel; and

F. Allowing projects that are appropriately designed to achieve the desired neighborhood character, while providing development standards to minimize impacts of commercial uses to adjacent residential zones, and to encourage symbiotic uses.

10-3-1873: APPLICATION OF THE MIXED USE OVERLAY ZONE:

The Mixed Use Overlay Zone shall be applied only to commercially zoned properties located in the following areas:

A. Properties fronting on Wilshire Boulevard between San Vicente Boulevard to the east and Rexford Drive to the west;

B. Properties located on the southern side of Wilshire Boulevard between Rexford Drive to the east and South Santa Monica Boulevard to the west;

C. Properties fronting on La Cienega Boulevard between the northern and southern borders of the City;

D. Properties fronting Robertson Boulevard between the northern and southern borders of the City;

E. Properties fronting on Olympic Boulevard located between the eastern boundary of the City and Rexford Drive to the west;

F. Properties fronting on South Doheny Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

G. Properties fronting on San Vicente Boulevard between Wilshire Boulevard and La Cienega Boulevard

H. Properties fronting on Santa Monica Boulevard (south roadway) between Wilshire Boulevard to the east and South Moreno Drive to the west; and

I. Properties fronting on South Beverly Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

10-3-1874: DEFINITIONS:

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

ADJACENT TO A RESIDENTIAL ZONE: A site

that shares a property line with a residentially zoned property or is separated from a residentially zoned property by a public alley.

GROUND FLOOR: The story or floor level within a building that provides direct access to and fronts on a public street, and the elevation of the floor level along the street frontage is an average of three feet above or below the adjacent curb.

MIXED USE DEVELOPMENT: A project that includes commercial and multi-family residential uses within the same structure.

10-3-1875: PROCEDURES FOR APPROVAL:

No mixed use development shall be constructed without approval of a development plan review by the Planning Commission in accordance with article 31 of this chapter.

A. A public hearing shall be held by the Planning Commission on all development plan review permits for mixed use developments. Noticing shall be completed in accordance with article 2.5 of this chapter and the City's public notice guidelines.

B. Any decision made by the planning commission pursuant to this article may be appealed to the city council in the manner provided in title 1, chapter 4, article 1 of this code.

10-3-1876: USES PERMITTED:

Except as otherwise provided or restricted by this article, no lot, premises, building or portion thereof in the MU Overlay Zone shall be used for any purpose except the following:

A. Uses permitted in the applicable underlying zone that meet the development standards of the underlying zone.

B. Uses conditionally permitted in the applicable underlying zone that meet the development standards of the underlying zone for which an applicant has received a conditional use permit.

C. Multi-family residential housing units as part of a mixed use project and the usual and customary accessory and appurtenant uses there-to.

10-3-1877: RESTRICTED USES:

The following restrictions shall apply to mixed use development in the MU Overlay Zone :

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

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

C. 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 first forty feet (40') of depth from any street-facing property line of the first floor, except as otherwise allowed through the development plan review request.

D. Commercial uses included as part of a mixed use development shall only be permitted in those portions of the development in which the underlying zone is a commercial zone unless otherwise approved through a zone text amendment request. Further, no commercial uses shall be allowed above the third story of a mixed use development.

E. The planning commission shall have authority through conditions imposed on a development plan review permit to prohibit uses not specified herein, on a use by use basis, if it finds that the proposed uses will have a significant adverse impact on adjacent uses, or will not promote harmonious development of the area.

10-3-1878: APPLICABILITY OF UNDERLYING ZONE REGULATIONS:

Except as otherwise specifically provided in this article for mixed use developments, development in a MU Overlay 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 MU Overlay Zone if the development fully conforms to the requirements of the underlying zone.

10-3-1879: GROUND FLOOR RESTRICTIONS:

Any building in the MU Overlay Zone shall include commercial uses on the ground floor of

the building, subject to the use limitations noted in this article.

10-3-1880: HEIGHT LIMIT:

A building in the MU Overlay Zone shall not be constructed, altered, or enlarged so that it is taller than the heights set forth as follows and as displayed in the Mixed Use Overlay Zone Height District Map maintained by the Department of Community Development:

A. Height District A: A maximum height of 45' and three stories is permitted for properties adjacent to any single-family residential zones and/or multi-family residentially zoned properties located in multi-family height district A, as noted in section 10-3-2804 of this chapter.

B. Height District B: A maximum height of 45' and four stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district B, as noted in section 10-3-2804 of this chapter.

C. Height District C: A maximum height of 55' and five stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district C, as noted in section 10-3-2804 of this chapter, or other properties in existing mixed use overlay zones.

When a mixed use development is located adjacent to more than one residential zone, the residential zone allowing the shortest height shall dictate the maximum height allowed for the mixed use development.

For the purposes of applying the provisions of Government Code Section 65915, the height limitations and story limitations set forth in this article shall be considered separate requirements.

10-3-1881: RESIDENTIAL DENSITY:

Maximum Density of Residential Units: The number of residential units that may be included in a mixed use development in the MU Overlay Zone shall not exceed one unit per 550 square feet of site area.

10-3-1882: MINIMUM AND AVERAGE FLOOR AREA OF DWELLING UNITS:

The following floor area requirements shall apply to multi-family residential dwelling units within a mixed use development:

A. Efficiency and One Bedroom Units: Efficiency and one bedroom units shall have a minimum floor area of five hundred (500) square feet each.

B. Two or More Bedroom Units: A dwelling unit with two or more bedrooms shall have a minimum floor area of eight hundred (800) square feet.

C. The average of the floor areas of all residential units in a mixed use development shall not exceed 1,750 square feet.

D. Outdoor Living Space: One-half (1/2) of the square footage of outdoor living space required by section 10-3-1886 of this chapter may be counted as part of the floor area of a dwelling unit if such outdoor living space does not project into any required yard, is contiguous to the dwelling unit, and is designated for the exclusive use of the dwelling unit. However, the outdoor living space shall not be counted as more than ten percent (10%) of the required minimum floor area of the dwelling unit.

10-3-1883: PARKING REQUIREMENTS:

A. Except as otherwise provided in this section, parking requirements for the commercial portion of a building located in the MU Overlay Zone are located in 10-3-2727 through 10-3-2736 inclusive of this chapter.

B. A mixed use development shall provide parking for the commercial and residential components that can be physically separated. Notwithstanding the foregoing, the planning commission may permit, as part of a development plan review permit, access between parking facilities for the commercial and residential components, such as instances in which the site is physically constrained so that separate facilities are not practical nor feasible.

C. Parking for the residential portion of the building shall be provided per the requirements of 10-3-2816.

D. Guest parking for residential units in the MU Overlay Zone shall be provided per the requirements of 10-3-2817.

E. If parking is provided above ground, all

parking, except for driveways and access to loading areas, shall be located behind building space that is dedicated to a permitted use other than parking, and that building space shall be a minimum of forty feet (40') deep as measured from the building facades facing public streets, to prevent direct visibility from adjacent streets unless otherwise approved by the planning commission through a development plan review permit, such as instances in which the site is physically constrained by the depth requirements and unable to provide sufficient parking areas.

F. The parking component of a mixed use development in the MU Overlay Zone shall be approved as part of a development plan review.

G. Parking spaces for the residential component of the building shall be assigned to specific residential units, and shall not be used by patrons of the commercial uses in the building

10-3-1884: SETBACKS AND MODULATION:

Mixed use developments in the MU Overlay Zone shall have the same setbacks as established in the underlying zone, except no setback shall be required at the property line between two zones if the project is proposed across those property lines.

If a building is constructed across two different zones, and modulation is required for buildings in one of the zones, the modulation shall be provided on the portion of the building located in the zone in which the modulation is required. The width of the building for the purpose of calculating modulation shall be the width that is located within the zone that requires modulation.

10-3-1885: LOADING FACILITIES:

Except as otherwise provided in this section, loading facilities for mixed use developments in the MU Overlay Zone shall be provided in accordance with sections 10-3-2740 through 10-3-2744, inclusive, of this chapter, or as otherwise approved by the planning commission as part of a development plan review permit such as instances in which the site is physically constrained and unable to provide such loading facilities.

10-3-1886: OUTDOOR LIVING SPACE REQUIRED:

The residential components of all mixed use developments in the MU Overlay Zone shall provide outdoor living space in accordance with the requirements of section 10-3-2803 of this chapter.

10-3-1887: APPLICATION OF TRANSITIONAL OPERATIONAL STANDARDS:

Unless otherwise provided in this article, all commercial uses in a mixed use development shall comply with the general operational requirements set forth in section 10-3-1956 of this chapter.

10-3-1888: CONVERSION OF EXISTING COMMERCIAL BUILDINGS:

Existing commercial buildings may obtain a development plan review permit to convert to a mixed use building if located in the MU Overlay Zone. Such a project may request relief from the following mixed use standards, if it is not physically feasible to comply with these standards. To determine feasibility, the commission shall evaluate whether the site is physically constrained, with regard to depth and width, whether the existing commercial building does not conform to mixed use standards, and/or whether the existing commercial building would be rendered structurally defective by providing such features.

A. Parking requirements

B. Loading facilities

C. Outdoor Living space

D. Commercial-residential transitional setbacks, if such buildings have legally nonconforming setbacks

E. Height limits, if buildings have legally nonconforming heights

Section 6. The official zoning map of the City is hereby amended to apply the MU overlay zone to the following:

A. Commercial properties fronting on Wilshire Boulevard between San Vicente Boulevard to the east and Rexford Drive to the west;

B. Commercial properties located on the southern side of Wilshire Boulevard between Rexford Drive to the east and South Santa Monica

Boulevard to the west;

C. Commercial properties fronting on La Cienega Boulevard between the northern and southern borders of the City;

D. Commercial properties fronting Robertson Boulevard between the northern and southern borders of the City

E. Commercial properties fronting on Olympic Boulevard located between the eastern border of the City and Rexford Drive to the west

F. Commercial properties fronting on South Doheny Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

G. Commercial properties fronting on San Vicente Boulevard between Wilshire Boulevard and La Cienega Boulevard

H. Commercial properties fronting on Santa Monica Boulevard (south roadway) between Wilshire Boulevard to the east and South Moreno Drive to the west; and

I. Commercial properties fronting on South Beverly Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

Section 7. Periodic Review. This Ordinance and the areas to which the Mixed Use Overlay Zone is applied shall be reviewed by the City Council approximately six (6) months and approximately one (1) year after the effective date of this Ordinance.

Section 8. 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 MU Overlay Zone has been applied.

Section 9. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 10. 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: November 17, 2020
Effective: December 18, 2020

LESTER J. FRIEDMAN
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, AICP
Director of Community Development

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

ORDINANCE NO. 20-O-2826

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY AND DECLARING THE URGENCY THEREOF

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

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2", and the disease it causes has

been named "coronavirus disease 2019", abbreviated COVID-19 ("COVID-19"); and

WHEREAS, the California Department of Public Health and the Los Angeles County Department of Public Health have all issued orders including, but not limited to, social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus; and

WHEREAS, the ongoing COVID-19 global pandemic has required significant changes to the operations of businesses in the restaurant, retail, office, and service industries. This shift in operations has resulted in negative economic impacts, including the closure of businesses in the City of Beverly Hills, the substantial shrinkage of revenue in certain sectors, and the loss of jobs; and

WHEREAS, demand for brick-and-mortar office and commercial spaces has decreased, and further economic changes affecting commercial leasing demand are expected, while the demand for medical use space has remained more consistent and medical uses are more insulated from economic downturns; and

WHEREAS, modifying the medical use restrictions will provide commercial landlords with greater flexibility to lease vacated commercial spaces, which may enable greater economic stability during the ongoing COVID-19 pandemic; and

WHEREAS, in the interest of public peace, health and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary for the City Council to exercise its authority to issue these regulations related to the protection of the public peace, health or safety.

Section 1. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance to protect the public safety, health, and welfare to prohibit an uses that may be in conflict with a zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time.

Section 2. CEQA Findings.

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

Section 3. The City Council hereby amends Section 10-3-1620.1 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows:

"10-3-1620.1: MEDICAL USES:

A. Notwithstanding the provisions of sections 10-3-1601 and 10-3-1602 of this chapter, buildings that received a certificate of occupancy from the city prior to February 11, 2011, may be used for medical uses provided that either: 1) the amount of floor area occupied by medical uses does not exceed the amount of floor area occupied by legally permitted medical uses on February 11, 2011, or 2) the building is located in a medical overlay zone and the medical uses are approved as part of a planned development. Notwithstanding section 10-3-4101 of this chapter, medical uses may relocate within the building provided that the total amount of floor area occupied by medical uses does not increase beyond the amount of floor area occupied by lawfully permitted medical uses on February 11, 2011.

B. Notwithstanding subsection A of this section and section 10-3-4101 of this chapter, building owners of buildings that received a certificate of occupancy from the city prior to February 11, 2011, may add up to six thousand (6,000) square feet of medical uses to the building by converting general office space to a medical use, even though the building is not located in

a medical overlay zone, if all of the following conditions are met:

1. The building is located on property in one of the following commercial zones: C-3, C-3T-1, C-3T-2, C-3T-3, C-R-PD, C-R, C-3A, C-3B, or E-O-PD.

2. If the property is located in the pedestrian oriented area, as defined in section 10-3-1653 of this chapter, the community development director issues a minor accommodation pursuant to the provisions of article 36 of this chapter to authorize a medical use to occupy a space in a pedestrian oriented area provided that all other requirements of this section are met and the director makes all of the findings pursuant to subsection 10-3-1655A of this chapter.

3. The building contains one or more legal medical uses prior to application for either a building permit or minor accommodation pursuant to this section.

4. No new medical uses are located on the ground floor within the pedestrian oriented area. For development located outside of the pedestrian oriented area, no new medical uses are located within the first forty feet (40') measured from the front building facade, on the ground floor of any building with a depth of one hundred feet (100') or greater. For buildings with a depth of less than one hundred feet (100') and that are located on irregularly shaped lots, medical uses may be permitted in all or part of the first forty feet (40') upon a finding by the director of community development that: a) all other provisions of this subsection B have been met and b) the proposed expansion of medical use does not adversely impact surrounding development. Facades facing a "side street", as defined in section 10-3-100 of this chapter, shall not be considered a front building facade for purposes of this section.

5. Parking for the new medical use is provided pursuant to the requirements of section 10-3-2730 of this chapter or pursuant to a restriping permit issued before December 16, 2005.

6. No existing floor area may be removed, demolished or vacated to satisfy the parking requirements for a medical use.

7. The medical use complies with the restrictions of the zone or underlying zone.

8. The additional space shall not be occupied by a "specialty clinic" as defined in section 10-3-1604.5 of this article.

9. The building owner has submitted documentation in form and content satisfactory to the Director of Community Development that the proposed medical use meets the conditions of this subsection B.

C. Notwithstanding the provisions of section 10-3-4101 of this chapter, a legal nonconforming medical use located in a building that has been damaged by a disaster to the extent of more than fifty percent (50%) of its replacement value, may be reestablished without application of the Medical Use Overlay Zone, provided the reconstructed building complies with applicable zoning standards, including parking requirements, in place at the time a building permit is issued for the replacement building. In no event shall the amount of floor area occupied by nonconforming medical uses in the replacement building exceed the floor area that would have been permitted in the damaged building.

D. In order to implement the requirements of this section, no building owner shall utilize the provisions set forth in this section to relocate or expand medical uses unless the building owner has submitted documentation to the Director of Community Development, in form and content satisfactory to the Director, documenting the amount of floor area occupied by legally permitted medical uses on February 11, 2011. Such documentation shall be provided no later than August 11, 2011, or the provisions of this section shall not be available to the building owner. This date may be extended by the Director. Additionally, if the submitted documentation includes any false statements or misrepresentations, then the building owner shall not be able to utilize the provisions of this section.

E. The City Council may, by resolution, establish fees for reviews and approvals required by this section.

F. Notwithstanding any other provision in this section, a cosmetic spa permitted pursuant to section 10-3-1620.2 of this article is not subject to the regulations of this section.

G. Interim Allowance for the Establishment of New Medical Uses: Notwithstanding any other provision in this section, conversion of existing commercial spaces that have received certificates of occupancy from the city may be converted to a medical use, as defined in section 10-3-100 of this chapter upon meeting the following conditions:

1. The building is located on property in one of the following commercial zones: C-3, C-3T-1, C-3T-2, C-3T-3, C-R-PD, C-R, C-3A, C-3B, or E-O-PD.

2. The medical use is not located on the ground floor of the building.

3. Notwithstanding the provisions contained in Article 27 of this code, Parking for medical uses established under the interim regulations contained in this Section G shall require one parking space per 350 square feet of floor area.

4. No existing floor area may be removed, demolished or vacated to satisfy the parking requirements for a medical use.

5. The additional space shall not be occupied by a "specialty clinic" as defined in section 10-3-1604.5 of this article.

6. The applicant has submitted documentation in form and content satisfactory to the Director of Community Development demonstrating that the proposed medical space has been leased to a medical tenant at the time of application for a building permit, and if required by the City's tax regulations, that the medical tenant has an active business tax license under Tax Classification C with the Finance Department and has paid all of the applicable fees for such license. "

Section 4: The City Council hereby amends Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows:

"10-3-2730: PARKING; REQUIREMENTS:

A. At the time of the erection of a structure or the establishment of a use, there shall be provided and thereafter maintained off street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele, and employees of such structure or use as provided in this article. Such off street parking spaces shall be used exclusively for off street parking purposes. For any structure or use enlarged or increased in capacity, additional parking facilities shall be required only for such enlargement or increase. However, any interior alteration or interior enlargement of an existing structure or use, other than a dwelling, shall not require additional parking to be provided if the alteration or enlargement does not increase the total parking requirement for all uses in the structure by more than two (2) spaces above the amount of parking required for the entire structure on May 22, 1970.

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

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section
9. Eating and bar facilities not governed by subsections B5 through B8 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B11 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 200 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements. Any medical uses established pursuant to the regulations set forth in Subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area

15. Private training centers	1 space per 200 square feet of floor area. Provided, however, that if a private training center of more than 2,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building.
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 200 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restrooms provided an on-site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection. Any medical uses established pursuant to the regulations set forth in Subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of

planning and community development may, pursuant to the provisions of article 36 of this chapter , permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following:
(1) The size or configuration of the building or portion thereof housing the proposed medical laboratory;
(2) The number and size of the loading areas on the site;
(3) The nature and number of deliveries for the proposed medical laboratory;
(4) The proximity of the proposed medical laboratory to schools and parks;
(5) The proximity of the proposed medical laboratory to neighboring residential areas;
(6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory;
(7) The hours of the operation for the proposed medical laboratory
b. General Prohibition: Notwithstanding any of the provisions of this subsection B17, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area

Section 5. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person

or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 6. Approval and Extension of Ordinance

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

Section 7. Publication.

The City Clerk shall certify to the adoption of

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

ADOPTED: November 17, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

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

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I know you have many choices when it comes to real estate agents, and therefore I am so grateful for your trust and working with me as your advisor and for giving back to those in need.

Jennifer Okhovat

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