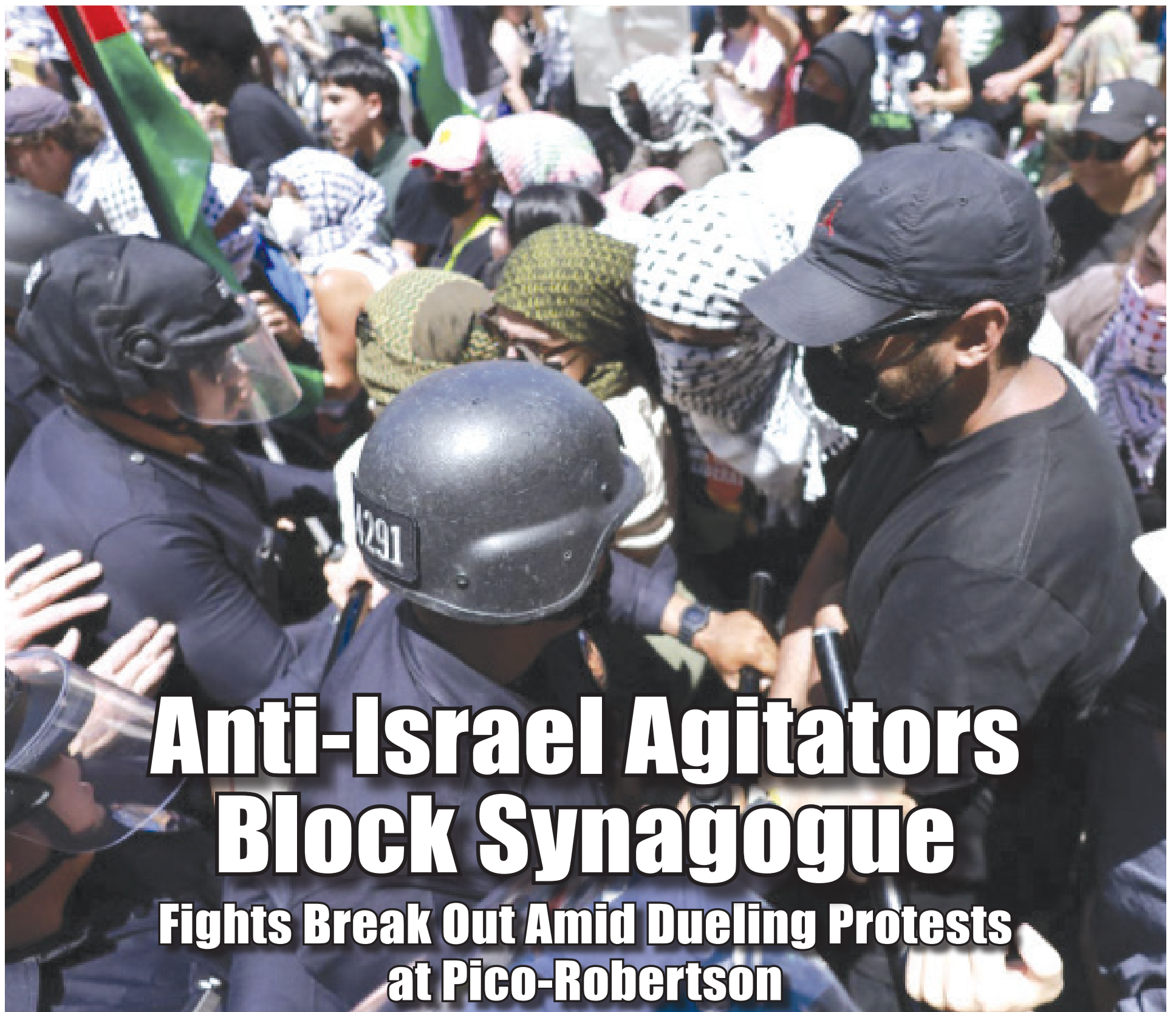


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Issue 1291 • June 27 - July 3, 2024



## Anti-Israel Agitators Block Synagogue

Fights Break Out Amid Dueling Protests  
at Pico-Robertson

cover story • page 7



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# letters & email

## "Three Star \*\*\* Short Takes" [Issue #1290]

Peter Ostroff's column regarding the Builder's Remedy projects ignores some basic fundamentals.

First, none of these Builder's Remedy projects would have been proposed if the elected City leaders and staff had focused upon having its Housing Element certified by Sacramento in a timely fashion .. such as two years ago.

When Peter Ostroff was the Chair of the Planning Commission, he formed an Ad Hoc committee with Myra Demeter to move the Housing Element process along.

Peter saw that if the City of Los Angeles could have its Housing Element certified in June 2022 (less than four months after its first rejection), with a RHNA requirement 125 times that of Beverly Hills, what the heck was the problem in Beverly Hills?

Yet, Peter and Myra could not get an Ad Hoc meeting scheduled for six months, right when developers were getting ready to submit a slew of Builder's Remedy projects.

Who on staff was slow-walking the process? And why did they believe their

# TEAM

BEVERLY HILLS



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**TEAM BEVERLY HILLS**  
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# August 9, 2024

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Contact [teambh@beverlyhills.org](mailto:teambh@beverlyhills.org) for any inquiries.



Mayor Les Friedman, Jerry Bruckheimer and Eddie Murphy

## Beverly Hills Cop 4 Holds Premiere In Beverly Hills

Mayor Les Friedman presented Jerry Bruckheimer and Eddie Murphy with a proclamation declaring June 20 "Beverly Hills Cop: Axel F" Day in Beverly Hills. The film will be released on Netflix July 3.

"clients" were the developers and not the residents?

The bottom line is the failure of not having the Housing Element certified in 2022 was by either Intent or Incompetence.

Since no one is that incompetent, the intent of their actions was to ruin the garden quality of life in Beverly Hills. People need to be fired for cause, and there should be a criminal investigation to determine how nefarious their actions were.

**Steve Mayer**  
Beverly Hills

# Beverly Hills Weekly

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OUR DATA SPEAKS  
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## briefs

### City Council to Discuss Memorial for Victims of Hamas Attack

The City Council is expected to discuss examples that would memorialize the victims of the October 7, 2023 Hamas attack on Israel, including possibly reinstalling the flags in Beverly Gardens Park, a different short-term display, the honorary designation of a street, or possibly a permanent memorial.

A Shabbat table was previously placed in the front of City Hall with a place set for each of the hostages. Flags were also placed in Beverly Gardens Park to commemorate those who lost their lives on October 7 whereas one flag represented the nationality of each individual.

The City Council has previously recognized individuals for their contribution to the community by approving the addition of names to streets or public alleys.

This includes:

- The alley north of Wilshire Boulevard between Dayton Way and Rodeo Drive as Fred Hayman Place.

- In honor of Theodor Herzl, the informal honorary designation of "Herzl Way" to the 300 block of North Clark Drive.

- The alley between the 400 block North Roxbury Drive and North Bedford Drive as Bram Goldsmith Way.

An honorary street name designation does not change the official name.

Another option the city may consider is a plaque to be installed at the memorial site to commemorate and explain the significance of the memorial.

Any fiscal impact is dependent on council direction.

briefs cont. on page 4



## NOTICE OF PUBLIC HEARING

**HEARING DATE:** Thursday, July 11, 2024

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

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

The Planning Commission of the City of Beverly Hills, at a **REGULAR** meeting on **Thursday, July 11, 2024** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

**A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING SHORT TERM RENTAL REGULATIONS (TRANSIENT USES) FOR SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL ZONES, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The Planning Commission will be discussing potential changes to the short term rental regulations applicable to single-family and multifamily residential zones, which are referred to as single-family and multifamily transient uses in the current Beverly Hills Municipal Code. Staff is requesting direction from the Planning Commission on the proposed changes to short term rental regulations, which include but are not limited to: prohibition of all short term rentals in single-family and multifamily residential zones, and creation of a penalty fee structure applicable to violations of the proposed short term rental prohibition. No new regulations will be adopted at this study session. If the Planning Commission wishes to move forward with the proposed changes to short term rental regulations, staff will recommend that this item be continued to a specified future Commission meeting, at which time a draft ordinance will be presented with a resolution for recommendation of the draft ordinance to the City Council for adoption.

### Environmental Review

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Since the project does not authorize construction, and actually imposes greater use restrictions on certain properties to protect the public health, safety and general welfare, there is no possibility that it may have a significant effect on the environment. In addition, the project reflects minor changes in land use limitations, and do not result in changes to land use or density. Accordingly, staff anticipates that the Planning Commission would consider a recommendation to find the project categorically exempt from CEQA pursuant to Sections 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations.

### How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills.org/BevPublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (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. Any written comments received by end of the day on Tuesday, July 2, 2024, will be attached to the agenda report regarding this item. Any comments received after Tuesday, July 2, 2024, but prior the public hearing, will be distributed to the Commission under separate cover. 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 or if you would like to be added to the interested parties list for this topic, please contact **Chloe Chen, Senior Planner** in the Planning Division at (310) 285-1194, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
Chloe Chen, Senior Planner



Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



## Israeli Wounded Veterans Visit Beverly Hills

The Israeli Wounded Veterans Organization Beit Halochem, in cooperation with the city, hosted a delegation at City Hall Tuesday. Veterans who served on the front lines shared their stories of rehabilitation. Local officials also attended to discuss the current situation in Israel and concerns related to security and increased antisemitism around the world.

briefs cont. from page 3

## City Council to Discuss Builder's Remedy Appeal

The City Council is expected to discuss an appeal for an application to construct a new 19-story residential and commercial mixed use building at the property located at 125-129 South Linden Drive, at its Thursday meeting.

The project has been postponed at least several times since the original hearing date was set. The staff report's recommendation is to deny the appeal, as staff has already issued multiple incomplete application determination letters in response to the plans.

City staff previously determined the application was incomplete. Since the last hearing date, city staff has received additional comment letters in opposition of the project, which includes concerns citing the potential to increase traffic on Linden and Wilshire, a lack of parking, as well as height limits.

The proposal currently exceeds zoning limits on density and height but the applicant believes the project "maintains vested rights pursuant to the Housing Crisis Act" and that the "Builder's Remedy provision of the Housing Accountability Act applies to the project."

The commercial portion of the proposed project consists of a 73-room hotel located on the first through fifth floors of the building. The residential portion consists of 165 apartment dwelling units, ranging from studio to two-bedroom units, located on the sixth through the 19th floors of the building. Of the 165 dwelling units proposed, 33 of the units are proposed to be reserved for lower income households.

Parking for the project is proposed within a four-level subterranean parking structure that would be accessed from an alley, providing parking for 126 vehicles.

The "Builder's Remedy" relies on the provisions of the Housing Accountability Act, by providing at least 20 percent of the total units in the development to lower income households.

The project is backed by developer Leo Pustilnikov and Ottinger Architects

is currently designing the complex.

The building would have stood among one of the tallest in the city.

Hamilton Drive LLC and SDLP Holdings LLC have submitted a preliminary application on April 26 for an eight-story, 99-unit multi-family residential building located at 214-216 South Hamilton Drive, according to the current development project list. These entities are also owned by Pustilnikov.

The project on Hamilton Drive would be in close proximity to the Metro D Line extension if it is completed.

## Planning Commission to Hold Study Session on Affordable Housing Guidelines

The Planning Commission was expected to hold a study session on affordable housing guidelines, at its Wednesday meeting, which occurred after the *Weekly's* deadline.

In 2023, the city hired Housekeys, an affordable housing program administrator to help place households into affordable housing units. Housekeys' will review the affordable housing guidelines to enhance the management of the program.

According to a city staff report, the city manages eight affordable housing units. A significant number of multi-family housing units are in the construction pipeline, either with approved entitlements or under review.

In 2023, a total of 140 housing units received project entitlements, including 14 deed-restricted units for very low-income households and one deed-restricted unit for a low-income household.

Additionally, the projects submitted for review in 2023, or currently under review, propose a total of 342 units.

Certain issues have arisen because guidelines do not explicitly cover specific topics, such as whether developers can require payment for renter's insurance. According to the staff report, this has highlighted the need for clarification and additional information within the existing guidelines. Since all the current affordable housing units are rental units, a review on revising the guidelines for

rental units is underway.

The Planning Commission was expected to conduct the study session to provide input and to provide the public the opportunity to comment on the proposed revisions and provide input on potential revisions to the occupancy priority list for deed restricted affordable housing units.

According to the staff report, the city has received public feedback that the current priority list's definition of displacement is too restrictive.

## Aviva Pressman Stars as Golde in "Fiddler on the Roof"

2004 Beverly High graduate Aviva Pressman stars as Golde in "Fiddler on the Roof" at A.D. Players Theater in Houston.



Aviva Pressman

Pressman (1975-2013), remembers watching her father directing the musical growing up.

"I've been performing pretty much my whole life. If I wasn't in school, then I had to be with one of my parents, and one of them was at a ballet studio, and the other one was teaching choral music and musical theater at Beverly High," Pressman said. "My father instilled in me a deep love for the performing arts."

Pressman already knew most of the

words to "Fiddler on the Roof" from watching rehearsals at Beverly High.

"[That was] my introduction to the show. [I remember thinking] the kids at Beverly High were so cool, and I couldn't wait to be one of them," she added.

Golde, the wife of Tevye and mother of five daughters, is a character known for her practicality, resilience, and protectiveness.

"Golde is tough, but she's not mean," Pressman said. "She's fiercely protective of her daughters and has a biting wit."

The set is also adorned with old photographs of Jewish individuals from the settlement period.

"They actually let me use real pictures from my family from that time period," Pressman said. "That's a cool connection."

She also finds personal fulfillment in portraying Jewish characters as she grows in her career.

"It's really nice to finally be cast more in Jewish roles," she said. "It's so great to feel like I can be myself, be in my own skin, and bring this authentic part of myself to the table when I'm per-

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forming.”

Aviva’s performing arts career has taken her to stages across the country, from Madison Square Garden to the Kennedy Center and more.

The show runs until August 4. Visit [www.adplayers.org/fiddler](http://www.adplayers.org/fiddler) to purchase tickets.

## Citywide Holiday Décor and Proposal in the Works

The City Council is expected to discuss the citywide holiday décor for winter 2024, at its Thursday Study Session.

Each year the city sponsors a signature holiday program designed to celebrate the season and attract visitors. Last year’s decor included custom hot air balloons that hovered over sweets, gifts, ornaments, and lit marquees. These designed vignettes were complemented by warm white palm tree lighting around the trunks and in the tree canopies. Tinsel garland was also wrapped around street light poles. Hanukkah décor was incorporated along the Rodeo Drive Center median.

Décor items for 2024 may include:

- Street Spans and Santa Display
- Tree Canopy and Sidewalk Décor
- Beverly Gardens Park
- Background Audio
- Signage
- Beverly Cañon Gardens
- Projection Mapping
- 2024 Schedule and Hanukkah Elements

The city has been looking at possible new décor on La Cienega Drive, South Santa Monica Blvd and South Beverly Drive because the décor has been used for five years on those streets.

For South Beverly Drive, a more “sophisticated design” was requested.

Since South Beverly Drive has 80 ficus trees, the city explored options for hanging décor in the canopy. Warm white starlight spheres in the canopy were recommended by the City Council liaisons.

The décor in Beverly Cañon Gardens changes every year with a main attraction in the grass area and a secondary element in the patio. For this year’s possible decor option, the liaisons recommend Maybourne White.

The proposed 2024 Holiday Season Décor Dates is as follows:

- All lights and décor installed no later than Nov. 10
- Rodeo Drive Holiday Lighting Celebration – Thursday, Nov. 14
- Menorah lighting celebration - To be determined
- Removal of lights and décor to begin - Thursday, Jan. 2

The banner design along with the Holiday Lighting kickoff event proposal is expected to be brought back to council at a later date.

## Armed Robbery and Pursuit Leads to the Arrest of Five Suspects

An armed robbery of a Rolex watch led to the arrest of five suspects.

An armed robbery occurred on Thursday, June 20, at approximately 4:53 PM

in the 8600 block of Wilshire Blvd. The suspects produced a handgun and demanded the victim’s Rolex watch.

A city employee observed the crime and immediately notified BHPD Communications. With the assistance of the Real Time Watch Center (RTWC), the suspect vehicle was identified, and officers were directed toward the suspect’s vehicle. Officers attempted to conduct a traffic stop. However, the suspect vehicle fled, and a pursuit was initiated.

With the assistance of LAPD Helicopter, the vehicle pursuit continued into Hollywood, where the suspects fled from the vehicle near Afton Place and North El Centro Avenue. BHPD Officers and Officers from the LAPD- Hollywood Division quickly established a containment. After the search, all five suspects were arrested, and evidence related to the crime was recovered from the vehicle.

The following were arrested:

- Xavier Ford, an 18-year-old from Oakland, Calif, was booked on assault with a firearm, robbery, and conspiracy.
- Gangster Lawson, a 23-year-old from Oakland, Calif., was booked on assault with a firearm, robbery, and conspiracy.
- Nasir Blocker, an 18-year-old from Oakland, Calif., was booked for robbery.
- Male juvenile, 17 years old
- Male juvenile, 16 years old

## Recruitment Period Now Open for Team Beverly Hills

Applications for the Team Beverly Hills program are being accepted now through Friday, August 9.

The Team Beverly Hills program will select 50 residents (30 appointed by the City Council, 18 selected by a random lottery, and two selected by the Beverly Hills Unified School District) for its upcoming class.

Five representatives from the business community will also be selected for the program, which kicks off later this year.

To fill out an application, visit [beverlyhills.org/teambeverlyhills](http://beverlyhills.org/teambeverlyhills).

## Community Assistance Grant Funding Expected to be Approved

The City Council is expected to approve the community assistance grant funding, at its Thursday meeting, as part of the consent calendar.

A total of 31 applications have been received from organizations interested in receiving Community Assistance Grant Funding, according to a city staff report.

This past funding cycle, 25 organizations were awarded grant funding for services that targeted seniors, homelessness, food insecurity, physical and mental health, culture, and other needs.

To qualify, an applicant must be, or partner with a 501c3 organization and be offering vital services and/or programming that addresses a specific unmet community need.

This year, city staff proposed a slight-

ly modified process, dividing organizations into two groups and excluding one of them from consideration. The first group consists of organizations offering vital services to the community that cannot be duplicated by city staff. Failure to provide these services could lead to significant unintended consequences for residents. The city will engage in contractual agreements for these services, billing based on hours utilized, separately and independently from the regular process.

There are five critical service providers that are expected to move towards direct contracts with the city, according to a staff report, based on services rendered for the upcoming fiscal year.

The second group of organizations makes up the majority of applicants and offers a general service aimed at providing services that are currently unavailable. Additionally, this group includes a few organizations that offer cultural arts programs.

The following organizations are expected to receive receive grants for Fiscal Year 2024-25:

- Affordable Living for the Aging \$8,500
  - All Saints’ Homeless Assistance \$45,000
  - Beverly Hills Active Adult Club \$25,000
  - Beverly Hills Community Farm 20,000
  - Beverly Hills Education Foundation 35,000
  - Beverly Hills Theatre Guild \$10,000
  - Cancer Support Community LA \$30,000
  - Chai Lifeline West Coast \$25,000
  - ETTA \$65,000
  - Farhang Foundation \$15,000
  - Healthcare in Action \$100,000
  - NAMI Westside \$20,000
  - OPICA Adult Day Program & Counseling Center \$15,000
  - Our Big Kitchen LA \$10,000
  - OUR HOUSE Grief Support Center \$30,000
  - Saban Community Clinic \$60,000
  - Safe Parking LA \$10,000
  - The Maple Counseling Center \$185,000
  - The Miracle Project \$45,000
  - Theatre 40 \$50,000
  - Tower Cancer Research Foundation \$50,000
  - Wallis Annenberg Center for the Performing Arts \$10,000
  - Westside Food Bank \$250,000
- The following five organization were deemed to be critical service providers and will be moving towards direct contracts:
- Bet Tzedek Legal Services \$



Explorers Kate Fuerte and Isadora Cardoso

## City Holds Emergency Preparedness Fair

The city held an emergency preparedness fair on Sunday, June 23, in partnership with Just in Case BH.

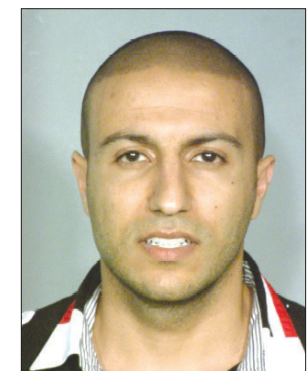
220,000

- Beverly Hills CPR \$75,000
- Jewish Family Services Los Angeles \$505,000
- People Assisting the Homeless (P.A.T.H.) \$100,000
- Step Up on Second (\$165,000 CAGF Funding + CLASP \$227,644) \$392,644

A total of 31 complete applications were received for this application cycle..

## Mask Shooter Sentenced to 48 Years for Home Invasions

A man who used a "Scream" mask during an unsuccessful home invasion, resulting in him shooting a homeowner in Santa Monica, was sentenced to almost 47 years in prison Monday. His crimes



Vacho Shahan

stemmed from a series of robberies he committed over two weeks in 2016, which included at least one robbery in Beverly Hills.

After a three-week trial, Vacho Shahan was convicted of 17 felony charges.

Shahan broke into homes in the early morning and would handcuff the residents.

His final crime in the spree was in Santa Monica.

In the early morning of August 28, 2016, SMPD Officers responded to a ‘shots fired’ call at a residence in the 600 block of Adelaide Drive.

Officers discovered the homeowner had been shot once in the torso during

*briefs cont. on page 6*

briefs cont. from page 5

what was determined to be a failed robbery attempt. The victim survived after being treated at UCLA hospital.

Jurors acquitted Shahan of an attempted murder charge related to the shooting during the Santa Monica burglary but convicted him of the lesser offense of assault with a firearm. Additionally, he was acquitted of an additional robbery charge linked to one of the incidents in Downey.

## Festival Beverly Hills Returns as a Summertime Event to Beverly Gardens Park

Festival Beverly Hills will take place on Sunday, July 21, from 12 p.m.-6 p.m. The festival will relocate from the Farmers' Market to Beverly Gardens Park.

Presented in collaboration with the City's Community Services Department and Arts and Culture Commission, the Farhang Foundation and the Consulates of Brazil, Colombia, El Salvador, Senegal and Tobago and Trinidad, this year's Festival Beverly Hills Will showcase over 13 diverse cultures.

Attendees can expect a tapestry of cultural experiences, including dance and musical performances, storytelling with puppetry and poetry, interactive cultural arts and crafts activities, Japanese tea ceremonies, a curated record and book pop-up offering global music and literary works, and an array of food trucks.

"Following the successful launch of Festival Beverly Hills last year at the Farmers' Market, we are looking forward to being able to accommodate even more participants and community members by moving it to our iconic Beverly Gardens Parks," said Beverly Hills Mayor Les Friedman. "It's imperative we continue to be a City that celebrates all cultures across the globe through immersive presentations, dance, food and more."

Highlights of the festival lineup include:

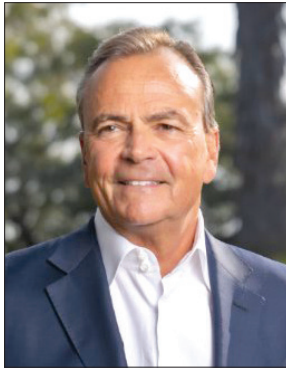
- Lazaro Arvizu and Danza Azteca presenting traditional drum circle and dance performances;
- Kooban Ensemble led by Vandad Massahzadeh taking attendees on an Iranian musical journey;
- Klezmer Juice, under the direction of Gustavo Bulgach, offering a fresh take on Jewish Soul music;
- Lily Henley, singer, fiddler and songwriter, enchanting audiences with Sephardic Jewish ballads;
- Dance duo Carlos Rauda and Hazel Pineda showcasing El Salvador-inspired dance routines; and,
- Changui Majadero bringing an infectious danceable modern take on the Afro-Cuban musical tradition of changui to the stage.

## Caruso Endorses Hochman

Rick Caruso endorsed Nathan Hochman for District Attorney and emphasized that District Attorney George

Gascon has emboldened criminals by not holding them accountable.

"When one looks at the state of L.A. County, the need for justice and accountability is clear. Over the past four years, victims of crime have been abandoned while repeat offenders continue to cause harm. Our current District Attorney appears more concerned with letting criminals reoffend than protecting our communities. Enough is enough of George Gascon's pro-criminal creeds. We need a new leader who will curb violent and property crime, prioritize victims, and work to address the underlying factors of delinquency," Caruso said. "That



Rick Caruso

is why I am proud to endorse Nathan Hochman for District Attorney. A former federal prosecutor and LA City Ethics Commission President, Nathan will be a just leader in the D.A.'s office. He will focus on what matters most: advocating for the voiceless and pursuing a safer, more just Los Angeles."

Hochman has also been endorsed by the Los Angeles County Police Chiefs' Association, the Association of Deputy District Attorneys and former District Attorneys Steve Cooley and Jackie Lacey.



Nathan Hochman

"I am grateful to Rick Caruso for endorsing my candidacy for District Attorney and for recognizing the urgent need to restore trust, integrity and independence to the District Attorney's Office for the sake of the 10 million residents of Los Angeles County, who are less safe today than they were four years ago, due to Gascon's political experimentation with their safety and quality of life," Hochman said. "Rick has dedicated his life to public service and, as former president of the L.A. Police Commission, knows well what it takes to protect our community from criminals and help residents, business owners and visitors return to a safer time when criminals were held accountable, and victims were heard and supported by prosecutors."

## City to Hold ADU Workshop

The city will hold a workshop on Accessory Dwelling Unit (ADU) regulations on Monday, July 8 from 6:30 - 7:30 p.m. This is intended to provide an opportunity for community members

and city planners to discuss multi-family ADU standards, answer questions, and gather ideas.

Another workshop will be held on July 31 from 3 to 4 p.m.

In addition to the workshops, a survey is also available at <https://www.surveymonkey.com/r/53G25SD>.

## Bill Rotella & The Earthtones to Perform Tonight

Bill Rotella is set to perform as part of tonight's Concerts on Canon from 6 to 8 p.m.

Bill Rotella, aka Smoke, is a singer-songwriter from Ventura County, California. The band's repertoire features Americana classics.

The following is the remaining concert list:



Bill Rotella

- July 4 - Rod Lightning and the Thunderbolts of Love — Classic Rock
- July 11 - Beach St. A Gogo — 60's Tribute
- July 18 - Joyce Partise — Brazilian Bossa Nova

• July 25 - Tom Nolan Band — Rock 'n Soul

• August 1 - Leslie Paula and the Latin Soul Band — Salsa, Latin Jazz

• August 8 - Upstream — Reggae, Steel Drum, Calypso

• August 15 - David Gab — Rock and Roll

• August 22 - The Tokens — Doo-Wop/Pop

These free concerts are held in Beverly Canon Gardens Thursday evenings from 6-8pm.

More information and updates can be found at [beverlyhills.org/concertsoncanon](http://beverlyhills.org/concertsoncanon).

## Adventure Camp Registration Now Open

Enrollment for Adventure Camp and Teen Camp is now open for both returning and new students.

Adventure Camp is an after school childcare program operated by the city. The curriculum consists of homework studies, arts and crafts, games, and more.

Teen Camp is an afterschool program at Beverly Vista Middle School. This program is dedicated to giving teens a positive environment after school. The curriculum consists of homework studies, sports, games, and more.

Space is limited and enrollment is not guaranteed.

Visit <https://secure.rec1.com/CA/city-of-beverly-hills/catalog/index?-filter=Y2F0ZWdvcnk1NU13NzExJTVEPTEmdGFjJTVCNDE4NyU1RD0x-JnNIYXJjaD0mcmVudGFsJTVVCZn-JvbSU1RD0mcmVudGFsJTVVCdG8l->

[NUQ9JjY4MWZlZmEwNDM2MT-dkZTZjMjg2N2FhM2ViP-TA4NjY0ZGE1NTI4YWQwMzFhN-2MyZTg1OTNmMDFjYTEw](https://www.surveymonkey.com/r/53G25SD) to enroll.

## Library to Hold Author Talk with Kate DiCamillo

The library will be hosting an author talk with Kate DiCamillo for ages Pre-K through second grade on Tuesday, July 9, at 11 a.m.

"Join us for a visit to Deckawoo Drive with everyone's favorite adventure loving pig, Mercy Watson," according to the library description. "Mercy is selfish and impulsive, but no matter how much trouble she gets in, Mr. and Mrs. Watson continue to love her and see her in the



Kate DiCamillo

best possible light. Young readers love to join along in her hilarious adventures, taking comfort in the fact that their parents and guardians will love them no matter what as well."

Kate DiCamillo is the award-winning author of over 30 books for children. She served as the 2014-2015 National Ambassador for Young People's Literature, appointed by the Library of Congress. Several of her books have been turned into movies.

## City to Celebrate Parks and Recreation Month in July

July is Parks and Recreation Month and the city is finalizing a list of premier events scheduled for this year.

In 1985 the National Recreation and Parks Association established the month of July as National Park and Recreation Month. Both the National Recreation and Parks Association and California Parks and Recreation Society celebrate this month to promote strong communities through the power of parks and recreation.

This year the theme is "Where you belong" and was chosen to celebrate the ways parks and recreation programs provide welcoming programs and safe and accessible spaces to build connections.

The city is expected to offer the following community programs:

- Beverly Canon Gardens, 6pm-8pm – Concert with kid's zone and give away goodies.
- Senior Luau with Beverly Hills Active Adult Club - July 8
- Sound Bath at Roxbury - July 12
- Yappy Hour to bring awareness to the dog park
- Shakespeare by the Sea
- Two Day classic soap box derby race
- Farmers' Market kid zone

--Briefs Compiled by Danielle Berjikian

# coverstory

## ANTI-ISRAEL AGITATORS BLOCK SYNAGOGUE

### Fights Break Out Amid Dueling Protests at Pico-Robertson

By Danielle Berjikian

Anti-Israel protesters clashed with Israel supporters in front of the Adas Torah synagogue in Pico Boulevard Sunday morning.

Video footage circulating social media showed people throwing punches with the other side, as anti-Semitic protesters blocked the entrance to the synagogue and wrestled and pepper-sprayed those attempting to defend the property.

Many can be seen wearing masks and keffiyehs, in an attempt to obscure their identity from police, while some on the pro-Israel side were draped in Israeli flags.

LAPD officers wearing riot gear responded and declared an unlawful as-

sembly. However, the chaos lasted until around 5 p.m., according to reports.

“The sight of masked protesters chanting for the death of Jews and blocking the entrance to a synagogue harkens to dark times in history. That the Pico Pogrom happened in the most Jewish neighborhood in America outside of New York is intolerable. But what makes the Pico Pogrom especially unconscionable is that these domestic terrorists told us a week ago exactly when and where they were coming and our elected officials did nothing to protect our community from being terrorized,” attorney and 30 Years After founder Sam Yebri said.

The incident resulted in two reports of



LAPD Officers Line Up In Front of Demonstration

battery and LAPD has indicated they are investigating these reports. One individual was cited and released for having a spiked post at the protest.

LAPD has also said they will conduct additional patrols around sensitive religious sites, to ensure the safety of all.

In response to Sunday’s violent clash, Los Angeles Mayor Karen Bass announced she is considering a mask ban during protests.

“The violence in the Pico-Robertson neighborhood was abhorrent, and blocking access to a place of worship is unacceptable,” Bass said. “I want to be clear that Los Angeles will not be a harbor for

antisemitism and violence. Those responsible for either will be found and held accountable.”

Bass mentioned that she is collaborating with faith leaders to create strategies aimed at preventing more violence. Additionally, she is coordinating with state elected officials to secure additional funding for enhancing security measures. She also intends to review how the city handles the issuance of permits for protests.

“Los Angeles will not stand for anti-Semitism,” Bass added. “Los Angeles will not stand or tolerate violence. Know this: Those that are responsible for either will be found and held accountable.”

## 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.*

MIAOFENG, LIU, 28, arrested on 5/8/24 for false imprisonment, battery against person defendant had been dating, engagement, marriage, or domestic relationship with.

ALLAH, GABRIEL SHARIEFF, 45, arrested on 5/8/24 for trespassing of real property.

RODRIGUEZ, ALDO ANTONIO, 37, arrested on 5/9/24 for tampering with vehicle, driving while license is suspended for reckless driving, parole violation - remain under legal custody to return to prison, and receiving stolen property.

AGUILAR, FERNANDO, 41, arrested on 5/9/24 for possession of drug paraphernalia.

IMRAN, SHAMS MUHAMMAD, 37, arrested on 5/8/24 for having a BHPD felony arrest warrant.

OWENS, CHANDLER D, 28, arrested on 5/9/24 for possession for sale - marijuana, criminal conspiracy, and commercial burglary.

ALLEN, JOHNNY, 27, arrested on 5/9/24 for criminal conspiracy, and commercial burglary.

HARRIS, BRANDON, 27, arrested on 5/9/24 for criminal conspiracy, and commercial burglary.

VELASQUEZ, ANTONIO FIDAL, 41, arrested on 5/9/24 for possession of drug paraphernalia, and possession of meth/

etc.

STAUNTON, DOMINIQUE WAYNE, 32, arrested on 5/9/24 for having a BHPD felony bench warrant.

MAINROOD, MEHRAN, 44, arrested on 5/9/24 for battery with serious injury inflicted on anyone.

ARTHUR, JOHN LINN, 41, arrested on 5/9/24 for public intoxication.

ROBINSON, MITCHELL JOHNSON, 35, arrested on 5/9/24 for grand theft from building.

SANO, PATRICIA KANAKO, 23, arrested on 5/9/24 for petty theft and trespassing of real property.

JACKSON, JEREMY TAREL, 33, arrested on 5/10/24 for having an outside misdemeanor warrant.

LORD, TIMOTHY JAMES, 59, arrested on 5/10/24 for hit and run misd, and driving under the influence of alcohol.

STRATHAIRN, TAY SCOTT, 43, arrested on 5/11/24 for burglary - shoplifting.

PORTO FONSECA, RENE ROBERTO, 32, arrested on 5/10/24 for driving under the influence of alcohol, and driving under the influence with a blood alcohol over .08.

GUTIERREZ, RAVEN, 23, arrested on 5/10/24 for possessing a controlled substance without a prescription, metal knuckles, and having an outside misdemeanor warrant.

STOREY, NICHOLAS LAWRENCE, 28, arrested on 5/10/24 for resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, and amount of defacement, damage or destruction is \$400 or more.

HATCH, JACQUES PHILLIP, 28, arrested on 5/12/24 for assault - domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

TENSER, ADAM JEREMY, 51, arrested on 5/11/24 for resisting, delaying, or obstructing a public officer, and other misdemeanor not listed.

BATES, BENEDICK, 53, arrested on 5/12/24 for possession of drug paraphernalia, violation of court order, and driving under the influence of alcohol or drugs.

SINGH, JAPNOOR, 22, arrested on 5/12/24 for driving while license is suspended for reckless driving, and evading a peace officer: reckless driving.

VYBORNOV, YEVHEN, 35, arrested on 5/12/24 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, petty theft - from building, defrauding innkeeper, etc-obtaining food, fuel, services, accommodations without paying under \$400.

APPLEGATE, PATRICIA KIERNAN, 71, arrested on 5/13/24 for battery - use of force or violence upon another, battery against a peace officer, emergency tech, etc in performance of their duties, and amount of defacement, damage or destruction is \$00 or more.

PENAGOS VELASQUEZ, SEBASTIAN, 31, arrested on 5/12/24 for theft or driving of vehicle, and possession for

sale.

LUCERO, LUIS ANTHONY, 39, arrested on 5/12/24 for trespassing of real property.

RAMOS, FERNANDO, 62, arrested on 5/12/24 for possession of burglary tools, and public intoxication.

MUSTAFA, AKEELIE ZADON, 32, arrested on 5/12/24 for forge/alter vehicle registration.

TENSER, ADAM JEREMY, 51, arrested on 5/12/24 for littering and waste matter defined.

TAYLOR, TIMMY ANTHONY, 39, arrested on 5/13/24 for possession for sale, possession of meth/etc, being under the influence of a controlled substance, dirk/dagger, shuriken, burglary - subgrade, and having an outside felony warrant.

CLARK, ZAIRE EUGENE, 25, arrested on 5/13/24 for driving while license is suspended.

DUPUY, DANIEL WILSON, 53, arrested on 5/13/24 for possession of drug paraphernalia, having an outside misdemeanor warrant, and other misdemeanor charges not listed.

GONZALEZ, SAMUEL ANDRES, 31, arrested on 5/13/24 for petty theft - shoplifting.

GARCIA, JORDAN DEREK, 33, arrested on 5/13/24 for battery - use of force or violence upon another.

WONG, HOWARD SCOTT, 40, arrested on 5/13/24 for tampering with vehicle, and amount of defacement, damage, or destruction is \$400 or more.

SANO, PATRICIA KANAKO, 23, ar-

*arrests cont.. on page 8*

arrests cont. from page 7

rested on 5/14/24 for petty theft - shoplifting.

MERGELLIAN, GREGORY NICK, 41, arrested on 5/13/24 for possession of drug paraphernalia.

SANDERS, ISAIH LEON, 36, arrested on 5/14/24 for possession of drug paraphernalia and robbery.

MYERS, DANNY LEE, 28, arrested on 5/14/24 for possession of drug paraphernalia, post release community supervision violation hold, appreciating lost property for own use without making efforts to locate owner and restore property to them, and grand theft.

ASHER, JACOB THOMAS, 39, arrested on 5/14/24 for possession of meth/etc, showing false ID to a police officer, and having an outside misdemeanor warrant.

GAFURZODA, MAX, 45, arrested on 5/8/24 for grand theft, use others ID with intent to defraud: with prior conviction, and having a BHPD felony arrest warrant.

RAMIREZ, DENNIS MATEO, 32, arrested on 5/15/24 for driving while license is suspended, and stopping at red signal or arrow.

JAMES ANENIH, AUDREY OBEHI, 25, arrested on 5/15/24 for embezzlement.

BOOKHART, XAVIER JOSHUA, 26, arrested on 5/15/24 for having a BHPD misdemeanor bench warrant.

CHAVEZ, FEDERICO, 49, arrested on 5/16/24 for having a BHPD misdemeanor or bench warrant.

HERNANDEZ, DANIEL, 36, arrested on 5/16/24 for having a BHPD misdemeanor bench warrant, and having an outside misdemeanor warrant.

NGOLLO, SERGE FEDERIC NGANGO, 30, arrested on 5/16/24 for indecent exposure, smuggling controlled substances or liquor into jail, soliciting anyone to engage lewd or dissolute conduct in any public place/view.

PEREZMARTINEZ, DENIS MAURICIO, 27, arrested on 5/16/24 for possession of drug paraphernalia, possession of meth/etc, scavenging through solid waste containers, getting credit using other's ID, and resting or threatening an officer.

PAEZ, CRISTIAN EDUARDO, 31, arrested on 5/16/24 for grand theft.

TAYLOR, AARON GRANT, 45, arrested on 5/17/24 for possession of drug paraphernalia.

RODRIGUEZ, RAMIRO, 30, arrested on 5/17/24 for public intoxication.

VILLAVICENCIO, FAUSTINO ADRIAN, 41, arrested on 5/18/24 for possession of meth/etc, and having an outside misdemeanor warrant.

DAVIDSON, ROBI, 45, arrested on 5/19/24 for driving under the influence with a blood alcohol over .08, and DUI causing injury: driving under the influence of alcohol.

ANDERSONMORRIS, LEAUNDE MARQUIS, 29, arrested on 5/18/24 for resisting or obstructing a public officer, and pedestrian outside crosswalk.

HARPER, JOSHUA SCOTT, 37, arrested on 5/18/24 for resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, pedestrian outside crosswalk, and resisting or threatening an officer.

SEATON, GAIL, 55, arrested on 5/18/24 for using an access card obtained without the consent of the cardholder exceeding \$400 in a six month period.

NUNN, VICTOR SINCLAIR SCOTT, 42, arrested on 5/18/24 for smoking or ingesting cannabis in a public place.

SANCHEZ MIRANDA, CATALINO, 34, arrested on 5/19/24 for public intoxication.

REYES, ALEXANDER, 23, arrested on 5/19/24 for possession of a controlled substance.

RAPOPORT, DANIEL ROBERT, 38, arrested on 5/21/24 for having an outside felony warrant.

GONZALEZ, JUAN CARLOS, 43, arrested on 5/22/24 for possession of meth/etc, possession of burglary tools, and having an outside misdemeanor warrant.

GUARDADO DERAS, SAUL ANTONIO, 36, arrested on 5/22/24 for possession of meth/etc, resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, showing false ID to a police officer, possession of burglary tools, and having an outside felony warrant.

XIAO, JINMING, 27, arrested on 5/23/24 for felony charge not listed.

GARCIA, JOHN ANTHONY, 31, arrested on 5/22/24 for having an outside misdemeanor warrant.

ARSHAKYAN, GAGIK, 26, arrested on 5/22/24 for possession of a controlled substance, resisting or obstructing a public officer, hit and run injury or fatal, assault with a firearm, assault on a police officer, evading a police officer: reckless

driving, and forge/a;ter vehicle registration.

IMUNDI, JESSIE, 51, arrested on 5/23/24 for refusing or failing to leave land, real property, or structure of another, not open to the public.

CASTANEDA, JOSE, 32, arrested on 5/22/24 for possession of a controlled substance.

ELIHU, JASMINE, 46, arrested on 5/23/24 for battery - use of force or violence upon another and threatening crime with intent to terrorize.

JOHNSON, DAMON RAMON, 51, arrested on 5/23/24 for resisting, delaying, or obstructing any public officer, peace officer or emergency medical technician, and indecent exposure.

SANDOMIRE, JACOB, 49, arrested on 5/24/24 for possession of meth/etc, and having an outside misdemeanor warrant.

ALVAREZ, ANGEL SEBASTIAN, 28, arrested on 5/24/24 for assault - domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

BERRY, GERARDO, 27, arrested on 5/23/24 for robbery.

JIMENEZ, ESTHE SAMORA, 56, arrested on 5/23/24 for criminal conspiracy, commercial burglary, and possession of burglary tools.

MONDRAGON ROMERO, NICOLAS,

25, arrested on 5/23/24 for criminal conspiracy, commercial burglary, and possession of burglary tools.

KIDWELL, AARON, 46, arrested on 5/24/24 for having a BHPD misdemeanor or bench warrant.

HUDACEK, ADAM THOMAS, 42, arrested on 5/24/24 for petty theft - shoplifting.

SANDERS, CADEN, 18, arrested on 5/24/24 for petty theft - shoplifting, and having an outside misdemeanor warrant.

INFANTE, MANUE JR, 29, arrested on 5/24/24 for possession of a controlled substance, showing false ID to a police officer, unlawful possession/use of tear gas or tear gas weapon, and receiving stolen property.

MOGHADDAM, AMIR ALI, 27, arrested on 5/25/24 for driving under the influence of alcohol and drugs.

BENJAMIN, ROBERTY HENRY, 18, arrested on 5/24/24 for criminal conspiracy and robbery.

QUINTANA, ALEXANDER E, 29, arrested on 5/26/24 for having an outside felony warrant.

CHACON, PAULINE ISABEL, 45, arrested on 5/25/24 for possession for sale, possession of drug paraphernalia, possession of meth/etc, criminal conspiracy, burglary - from auto, and other felony charge not listed.

## OBITUARIES

### Phil Savenick

1952-2024

Long-time writer, producer, and documentarian Phil Savenick passed away on June 21.

Savenick, who was the president of Beverly Hills Historical Society and a lifelong resident of the city, was born on January 12, 1952. He graduated from Beverly High in 1969, and attended UCLA, graduating with a degree in Cinema and Television Arts.

During 35 years as a producer and documentarian, Savenick contributed to specials such as "TV Revolution" and "Inside TV Land."

He received recognition with three Emmy nominations, including as co-producer of "Donald Duck's 50th Birthday" and "Great Moments in Disney Animation," and for editing the 75th Annual Academy Awards. His production of the Emmy-winning "20 Years of Comedy on HBO" earned him a CableAce Award for Best Comedy Special in 1996. Additionally, his documentary "100 Years of the Hollywood Western" received accolades such as the Cine "Golden Eagle" award, a Film Advisory Board award, and the Western Writers "Spur" award.

He also produced "The Stars Who Saved Our City," which focused on the 100th anniversary of the campaign waged by eight of the most famous Beverly Hills residents to prevent the city from being swallowed into Los Angeles.

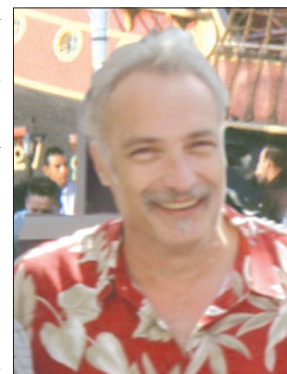
Friends took to Facebook to remember Savenick.

"Phil loved our city and was willing to share his knowledge of our past with anyone, anywhere, anytime," former Cultural Heritage Commissioner Noah Furie wrote. "His face was full of life and love when he talked about all things Beverly Hills."

"Such an incredibly sad day. I always loved his photos and letting us know about the rich history of our community. Forever in our hearts," Human Relations Commissioner Rose Kaiserman said.

"Your love for our community was boundless. You gifted us with the Beverly Hills Historical Society, our Centennial Documentary, and treasured history of Beverly Hills with dear Robbie Anderson and many others. Your vision and passion for Beverly Hills will always be cherished," Vice Mayor Sharon Nazarian said. "We will honor his memory and ensure his legacy continues to inspire us all."

Survivors include his mother, former Planning Commissioner Rose Norton.



fictitious business name or names listed here on: 7/2006. Signed: Phillip Jorje, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 4/30/24. 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) 6/6/24, 6/13/24, 6/20/24, 6/27/24 151  
FICTITIOUS BUSINESS NAME STATEMENT: 2024114269 The following person(s) is/are doing business as: INK ON PAPER, 2934 1/2 Beverly Glen Circle #340, Los Angeles, CA 90077. County of Los Angeles. GARETH KANTZ, 2934 1/2 Beverly Glen Circle #340, Los Angeles, CA 90077. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/1994. Signed: Gareth Kantz, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/28/24. 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) 6/6/24, 6/13/24, 6/20/24, 6/27/24 152  
Emeeka Schantia Davis  
350 E Sepulveda Bl #417  
Carson, CA 90745  
Case Number: 24CMCP00060  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

**Public Notices**  
**310-887-0788**  
Forms available at  
[www.onestopdbas.com](http://www.onestopdbas.com)

FICTITIOUS BUSINESS NAME STATEMENT: 2024092620 The following person(s) is/are doing business as: BROTMAN MEDICAL ANESTHESIA GROUP PARTNERSHIP, 9903 Santa Monica Bl #280, Beverly Hills, CA 90212. County of Los Angeles. PHILIP JORJE, 1536 Genessee Ave. Los Angeles, CA 90046; DR. MICHAEL KELLY, 9903 Santa Monica Bl #280, Beverly Hills, CA 90212. This business is conducted by: a General Partnership. Registrant has begun to transact business under the













T.S.# 87113. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 87113 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
BEVERLY M. LEVINE  
CASE NO. 24STPB06280**

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

A PETITION FOR PROBATE has been filed by MICHAEL S. RUCKER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MICHAEL S. RUCKER be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 07/05/24 at 8:30AM in Dept. 99 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 as-

sets 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  
ELISE LAMPERT - SBN 170483  
LAW OFFICE OF ELISE LAMPERT  
9465 WILSHIRE BLVD., STE. 300  
BEVERLY HILLS CA 90212  
Telephone (818) 905-0601  
6/13, 6/20, 6/27/24  
**CNS-3822063#**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)**  
(U.C.C. 6101 et seq.  
and B & P 24073 et seq.)  
Escrow No. 17712

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s), Social Security or Federal Tax Numbers, and business address of the Seller(s)/Licensee(s) are:

CARMEL LIQUOR, INC., A CALIFORNIA CORPORATION  
8204 SANTA MONICA BLVD. WEST HOLLYWOOD, CA 900464

The Business is known as: CARMEL LIQUOR  
The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are:

CARMEL WINE & SPIRITS INC., A CALIFORNIA CORPORATION, 8204 SANTA MONICA BLVD. WEST HOLLYWOOD, CA 90046

As listed by the Seller/Licensee, all other business name(s) and address(es) used by the Seller(s)/Licensee(s) within three years before the date such list was sent or delivered to the Buyer/Transferee: NONE

The assets to be sold are described in general as: All stock in trade, fixtures, equipment and good will of certain LIQUOR STORE and located at: 8204 SANTA MONICA BLVD. WEST HOLLYWOOD, CA 90046

The kind of license to be transferred is: Off-Sale General Number 21-545801 now issued for the premises located at: 8204 SANTA MONICA BLVD. WEST HOLLYWOOD, CA 90046

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$1,500,000.00, which consists of the following:

DESCRIPTION AMOUNT  
CASH \$500,000.00  
CHECKS \$  
PROMISSORY NOTE \$1,000,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

The anticipated date of the sale/transfer is AUGUST 9, 2024 at the office of Sepulveda Escrow Corporation at 10550 Sepulveda Boulevard, Suite 105, Mission Hills, CA 91345.

Dated: JUNE 10, 2024  
Transferee and Intended Transferee  
CARMEL WINE & SPIRITS INC., A CALIFORNIA CORPORATION  
By: /S/ GEORGE ALHOSRY, PRESIDENT  
Transferor and Licensee  
CARMEL LIQUOR, INC., A CALIFORNIA CORPORATION  
By: /S/ TIGIST FERERE, PRESIDENT  
6/27/24  
**CNS-3825371#**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)**  
(U.C.C. 6101 et seq.  
and B & P 24073 et seq.)  
Escrow No. 17713

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and business address of the Seller(s)/Licensee(s) are:

Ethio Worldwide Inc., A California Corporation, 8513 Santa Monica Blvd., West Hollywood, CA 90069

The Business is known as: WEHO Wine & Spirits

The names and addresses of the Buyer/Transferee are:

WEHO Wine & Spirits Inc., A California Corporation, 8513 Santa Monica Blvd., West Hollywood, CA 90069

As listed by the Seller/Licensee, all other business name(s) and address(es) used by the Seller(s)/Licensee(s) within three years before the date such list was sent or delivered to the Buyer/Transferee: Yes 8513 Santa Monica Blvd., West Hollywood, CA 90069  
The assets to be sold are described in general as: All stock in trade, fixtures, equipment and good will of certain Liquor Store and located at: 8513 Santa Monica Blvd., West Hollywood, CA 90069

The kind of license to be transferred is: Off-Sale General Number 21-645483 now issued for the premises located at: 8513 Santa Monica Blvd., West Hollywood, CA 90069

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$2,100,000.00, which consists of the following:

Description Amount  
Cash \$1,100,000.00  
Promissory Note \$1,000,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

The anticipated date of the sale/transfer is August 9, 2024 at the office of Sepulveda Escrow Corporation at 10550 Sepulveda Boulevard, Suite 105, Mission Hills, CA 91345.

Dated: June 11, 2024

Transferee and Intended Transferee  
WEHO Wine & Spirits Inc., A California Corporation

By: S/ George Alhosry, President  
Transferor and Licensee

Ethio Worldwide Inc., A California Corporation

By: S/ Tigist Ferere, President  
6/27/24

**CNS-3825372#**

T.S. No. 24-68328 APN: 4339-004-076 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/9/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **STEPHEN T. TUCKER A SINGLE MAN** Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/16/2002, as Instrument No. 02 1927361, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **7/25/2024** at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: **\$119,648.57**Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **8535 WEST KNOLL DRIVE #301 WEST HOLLYWOOD, CALIFORNIA 90069** Described as follows: As more fully described in said Deed

of Trust A.P.N #: **4339-004-076** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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 (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-68328. 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. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website [tracker.auction.com/sb1079](http://tracker.auction.com/sb1079), using the file number assigned to this case 24-68328 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: **6/21/2024 ZBS LAW, LLP , as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 40474 Pub Dates 06/27, 07/04, 07/11/2024

**NOTICE TO CREDITORS OF BULK SALE**  
(UCC Sec. 6105)  
Escrow No. 10596-AK

**NOTICE IS HEREBY GIVEN** that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: ZEEZAM

LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 138 N. ROBERTSON BLVD., BEVERLY HILLS, CA 90211  
 Doing Business as: MARI'S CAFÉ & GRILL  
 All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE  
 The name(s) and business address of the Buyer(s) is/are: BEAN & CRUMB LLC, A CALIFORNIA LIMITED LIABILITY COMPA-

NY, 138 N. ROBERTSON BLVD., BEVERLY HILLS, CA 90211  
 The assets to be sold are described in general as: FURNITURE, FIXTURES, AND EQUIPMENT, COVENANT NOT TO COMPETE, LEASE, AND LEASEHOLD IMPROVEMENT and are located at: 138 N. ROBERTSON BLVD., BEVERLY HILLS, CA 90211  
 The bulk sale is intended to be consummated at the office of: DETAIL ESCROW, INC,

13737 ARTESIA BLVD. #105 CERRITOS, CA 90703 and the anticipated sale date is JULY 17, 2024  
 The bulk sale is subject to California Uniform Commercial Code Section 6106.2.  
 [If the sale is subject to Sec. 6106.2, the following information must be provided.]  
 The name and address of the person with whom claims may be filed is: DETAIL ESCROW, INC, 13737 ARTESIA BLVD #105, CERRI-

TOS, CA 90703 and the last date for filing claims shall be JULY 16, 2024, which is the business day before the sale date specified above.  
 Dated: JUNE 6, 2024  
 BUYER: BEAN & CRUMB LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 ORD-2454131 BEVERLY HILLS WEEKLY 6/27/24

# CLASSIFIEDS To place your ad, call 310-887-0788

## 100- ANNOUNCEMENTS

NO DOC 2nd Mortgage or HELOC.  
 Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.  
 Contact (310) 737-8420.  
 NMLS#469849 DRE#01105429 (Cal-SCAN)

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.  
 1-209-204-1404  
 Sportscardliquidator@yahoo.com

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!  
 Call 1-855-401-7069 (Cal-SCAN)

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Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution.  
 Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies!  
 Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now!  
 1-855-702-3408. (Cal-SCAN)

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

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call

National Debt Relief 1-888-508-6305. (Cal-SCAN)

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

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store:  
 1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call

the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

SAVE BIG on HOME INSURANCE!  
 Compare 20 A-rated insurance companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609!  
 (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!  
 Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG  
 1-833-772-2632 (Cal-SCAN)

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

115-CEMETERY  
 Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John

Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

## 140-HEALTH/MEDICAL

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

## 205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. [www.adoptionsfirst.com](http://www.adoptionsfirst.com) (Cal-SCAN)  
 1-844-653-7402 (Cal-SCAN)

## 263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

Fabulous Furry Bundles of Joy Maltese Puppies For Sale Call Lesly - 310-702-8060

## 310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

## 400-REAL ESTATE

KC BUYS HOUSES  
 Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

REAL ESTATE/LAND FOR SALE  
 Wooded New Mexico high country getaway. 3-7 acre par-

cels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company [www.viploan.com](http://www.viploan.com) Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

NO DOC 2nd Mortgage or HELOC.  
 Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

## 420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

## 501-HELP WANTED

Marketing Director Jobsite: Beverly Hills, CA Email resumes to [sg@luxuryline.com](mailto:sg@luxuryline.com)

TRANSLATOR (Beverly Hills, CA), Translate legal, civil, & medical docs. Brazilian Port req'd. Sal: \$43,202/yr. Send res to: RC Business, 8484 Wilshire Bl Ste #430, Beverly Hills, CA 90211

## 800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR properties Interest 7.125% 310-508-9758 - Direct

## 809-INSURANCE/HEALTH

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

## 901-AUTOMOTIVE

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

## 955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

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

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

## 955-FINANCIAL SERVICES

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

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

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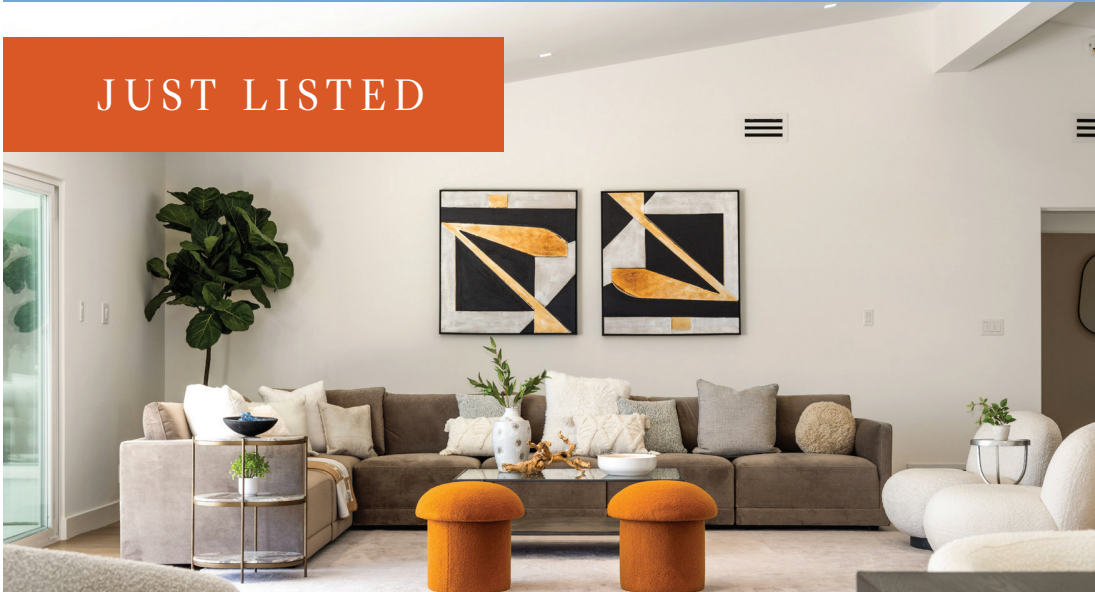
# 1641 TOWER GROVE DRIVE, BEVERLY HILLS

Jennifer Okhovat  
& ASSOCIATES

OFFERED FOR \$5,995,000 OR \$25,000/MONTH



JUST LISTED



Welcome to this exquisitely restored home located in the prestigious 90210 Zip Code. Nestled on a coveted cul-de-sac and surrounded by multi-million dollar estates, this property boasts ocean, city, and canyon views that will take your breath away. Inside, you will discover an incredible floor plan with inviting open concept living and dining area, perfect for entertaining, and with seamless access to the spacious grassy yard and pool. The large gourmet kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances and a spacious layout designed for functionality and style. The kidney-shaped pool adds a touch of elegance to the outdoor space, making it ideal for relaxation and leisure. This property has been thoughtfully updated with new floors, recessed lighting, NEST system, upgraded plumbing + electric, smooth stucco exterior, brand new washer/dryer, and updated windows and doors. The high ceilings enhance the airy and bright ambiance throughout. Abundant closet space in each bedroom ensures ample storage for all your needs. The property is gated and offers an attached 2-car garage along with plenty of driveway space for additional parking. The large flat pad provides endless possibilities for outdoor activities or future expansions. This incredible estate offers the perfect blend of privacy and convenience. Plans for potential modifications or expansions are available to buyers upon request.



JENNIFER OKHOVAT

#1 Agent Compass Sunset  
Residential and Commercial Real Estate

310.243.6926

office@jennyohomes.com

DRE 01866951

COMPASS

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