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Issue 914 • April 6, 2017 - April 12, 2017
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A Weekly Exclusive

An Apple for the Teacher
A look at this year's Apple Award recipients

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BHTV City Council and Commission Schedule – Channel 10

- Planning Commission meeting: April 13 at 1:30 p.m. and April 19 at 7:00 p.m.
- Public Works Commission meeting: April 17 at 8:00 a.m.
- Holocaust victims attorney Randy Schoenberg discusses the return of the "Woman in Gold": April 17 at 7:30 p.m. and April 18 at 3:30 p.m.
- Architectural Commission meeting: April 19 at 1:30 p.m.

WHAT'S ON YOUR MIND?

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briefs

Rosen alleges BHPD discrimination

An explosive complaint filed at the end of March by Beverly Hills Police Captain Mark Rosen alleges he was subjected to discrimination, harassment and retaliation by the Beverly Hills Police Department for being Jewish and over 40 years old.

The defendants named as the harassers and discriminators include but are not limited to Chief Sandra Spagnoli and former Vice Mayor Nancy Krasne.

The complaint, obtained by the *Weekly*, details a series of defamatory remarks allegedly made by Spagnoli, Krasne and others about Rosen and a few of his BHPD colleagues. Some of the "derogatory comments" from the list read:

- "What do you call those funny hats your people wear when they go to church?" (10/11/16) at Command Staff Meeting, Chief's Office.
- "When Rosen advised Spagnoli that Rosen was being recognized, she responded, 'It's your nose.'"



BHPD Captain Mark Rosen

The new complaint outlines a series of events, which occurred prior to Rosen's reassignment.

Vera Markowitz, who is identified in the complaint as "a Jewish woman," attended the Dec. 6 study session to address the City Council regarding the need to promote from within for the previously vacant Assistant Chief of Police

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SEEING THE SACRED SCROLL NORTH REXFORD DRIVE

Lot Polish Airlines CEO Rafal Milcharski, From Depths Founder and Executive Director Jonny Daniels, Mayor Lili Bosse, Vice Mayor Julian Gold, Councilmember John Mirisch and Polish Consul General Mariusz Brymura gather around a Torah scroll that was hidden beneath a sofa in Poland for 70 years.

• "On Dec. 14, 2016 in the evening there was a Disaster Communications System meeting. Many civilians and members of the BHPD were present. Among them was Lieutenant Lincoln Hoshino, an Asian man over 50 and [Rosen]. When Spagnoli got to Hoshino's name, she called for him multiples as if looking for him, then said, 'there he is in the back, stand up Lincoln.' Lincoln was standing."

• "Lieutenant Renato Moreno invited Spagnoli to his house for an Administrative Holiday Party in December 2016. Moreno is Hispanic. Spagnoli asked, 'do I have to dress Mexican[?]'"

Rosen believes Spagnoli transferred him to BHPD's LEXIPOL project to retaliate for the initial employment discrimination complaint he filed against her last December with the Department of Fair Employment and Housing.

The new complaint outlines a series of events, which occurred prior to Rosen's reassignment.

Vera Markowitz, who is identified in the complaint as "a Jewish woman," attended the Dec. 6 study session to address the City Council regarding the need to promote from within for the previously vacant Assistant Chief of Police



NOTICE OF RESCHEDULED PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, May 2, 2017, at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES FEES & SERVICE CHARGES FOR THE FISCAL YEAR 2017/2018.

This public hearing was rescheduled from April 20, 2017 to May 2, 2017.

The proposed resolution will increase certain fees and service charges that are charged to the public for the various activities and services as set forth in the schedule for fiscal year 2017/2018. In some cases fees are proposed for adjustment by 1.8% based on the Consumer Price Index (CPI) for November 2016 to reflect the increase in the City's costs. In other cases, new fees are proposed to be established or existing fees to be adjusted to reflect a more equitable distribution of costs, or a change in service level. Most fees would become effective on July 3, 2017.

Copies of the proposed Resolution are available for review or purchase in the Office of the City Clerk, Room 290, 455 N. Rexford Drive, and in the Finance Department, 3rd Floor, 455 N. Rexford Drive, Beverly Hills, California. Any interested person may attend the meeting and be heard. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, California, 90210. The comments should be received prior to the hearing date. If you need more information, please contact Carolyn Johnson at (310) 285-2459.

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

BYRON POPE, MMC
City Clerk



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Thursday, April 20, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE REGULATIONS RELATED TO ROOFTOP USES ON BUILDINGS LOCATED IN THE COMMERCIAL ZONES OF THE CITY

Adoption of the Ordinance would amend Beverly Hills Municipal Code (BHMC) §10-3-3107 pertaining to regulating rooftop uses on buildings located in the commercial zones of the City. The Ordinance would modify existing rooftop use development standards. In summary, the modifications would:

- Allow the Planning Commission to approve the development of rooftop uses on commercial buildings that do not exceed the maximum allowable height of the commercial zone in which the building is located. This is in addition to the existing regulation that allows the Planning Commission to approve the development of rooftop uses on commercial buildings that exceed the maximum allowable height of the commercial zone in which the building is located.
- Under limited circumstances, allow the Director of Community Development to approve unenclosed rooftop uses on buildings located in commercial zones.
- Modify existing regulations to allow the Planning Commission to require parking spaces for certain larger rooftop uses.
- Modify existing regulations to place additional restrictions on the maximum allowable size of rooftop uses.
- Modify existing regulations to add additional setback requirements for rooftop structures.
- Add a landscaping requirement for rooftop uses.
- Add additional detail as to which uses qualify as rooftop uses.

The City previously issued a public notice regarding the Planning Commission's consideration of the Zone Text Amendments and a proposed rooftop lunchroom project at 228 South Beverly Drive. At its September 8, 2016 meeting, the Planning Commission adopted a resolution recommending that the City Council approve the Zone Text Amendments to BHMC §10-3-3107. At the City Council hearing on April 20, 2017 the subject Ordinance will be introduced. The City Council may adopt the Ordinance at a subsequent meeting, and the Ordinance would take effect on the 31st day thereafter.

The Zone Text Amendments have 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 Amendments appear to qualify for a Class 5 Categorical Exemption pursuant to Section 15305 of the State CEQA Guidelines for minor changes in land use regulations. The City Council will consider finding that the Amendments will not have a significant environmental impact and are exempt from the provisions of CEQA.

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

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

If there are any questions regarding this notice, please contact **Masa Alkire, Principal Planner** in the Beverly Hills Community Development Department, Planning Division, at 310.285.1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application 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.

BYRON POPE, MMC
City Clerk



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its meeting to be held on **Thursday, April 20, 2017 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

THE CITY OF BEVERLY HILLS 2016 ANNUAL REPORT ON GENERAL PLAN AND HOUSING ELEMENT IMPLEMENTATION

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

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

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

If there are any questions regarding this notice, please contact **Timothea Tway, Senior Planner**, Community Development Department, at 310.285.1122 or ttway@beverlyhills.org. The case file is on file at the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, Beverly Hills, California 90210.

BYRON POPE, MMC
City Clerk

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Metro Briefs

WESTSIDE/CENTRAL

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Purple Line Extension Construction Update

Construction of the Purple Line Extension continues, and affects Wilshire Bl from Western Av to La Cienega Bl. To find the latest closure and detour information, visit metro.net/purplelineext. Thank you for your patience.

Crenshaw/LAX Transit Project Updates

Construction of the Crenshaw/LAX Transit Project is in full swing. Metro riders are encouraged to check Metro's Service Alerts at metro.net/advisories for information regarding bus services. Thank you for your patience; for more information about the project and to view construction notices, go to metro.net/crenshaw.



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position.

"I humbly suggest that the [Assistant Chief] position is filled by someone within the department," Markowitz said the Dec. 6 meeting. "Promoting someone within will shorten, if not eliminate, any learning curve that may confront a newcomer. Protocols, procedures may vary from one police department to another;

however, Beverly Hills procedures, its culture, diversity will of course be familiar to someone who has risen through the ranks right here in Beverly Hills."

At the time, Markowitz was running for one of three City Council seats.

The complaint goes on to allege that Spagnoli believes Rosen "was responsible for [Markowitz's] statements and

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REVISED NOTICE OF COMMISSION/FOUNDATION VACANCIES

The Beverly Hills City Council is seeking qualified candidates to fill vacancies on the following Commission/Foundation:

ARCHITECTURAL COMMISSION – One Vacancy for a Person with experience in any of the following Disciplines: Building Construction, Landscape Architecture, or Visual and Graphic Design

COMMUNITY CHARITABLE FOUNDATION – One Vacancy

Please note that you can only apply to one vacancy per application cycle.

Deadline to apply for the above Commission/Foundation has been extended to Friday, May 5, 2017 at 5:00 p.m.

PLEASE NOTE: NEW FEATURE – APPLICANTS CAN NOW APPLY ONLINE!

For more information on the Commission positions and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

BYRON POPE, MMC
City Clerk



NOTICE OF PUBLIC MEETING

UPDATES ON PROGRAM DEVELOPMENT AND IMPLEMENTATION OF THE AMENDED RENT STABILIZATION ORDINANCE

The Beverly Hills City Council will discuss plans for implementing changes to the Rent Stabilization Ordinance at its next scheduled meeting. **Please note that changes to the content of the Rent Stabilization Ordinance will not be discussed and will be considered after the facilitated meetings between landlords and tenants at a future date.**

DATE: Thursday, April 20, 2017
TIME: 7:00 p.m.
LOCATION: City Hall, Council Chamber, 455 N. Rexford Drive, Beverly Hills, CA 90210

On April 4, 2017, the City Council gave final approval to an ordinance that modified the Rent Stabilization Ordinance; (Chapters 5 and 6 of Title 4) with three key changes. The new ordinance:

1. Requires landlords to pay relocation fees to tenants who are evicted without cause from their apartment units
2. Establishes a not-to-exceed 3% annual rent increase, with a provision for appeals
3. Establishes a rental registry database.

Topics to be discussed at the April 20th meeting include: a timeline for creating the rental registry database; a timeline for facilitated meetings between landlords and tenants; and creation of an ad hoc committee to oversee the program.

BACKGROUND

On February 21, 2017, the City Council approved an urgency ordinance and conducted the first reading of the permanent ordinance that modified the Rent Stabilization Ordinance. On April 4, 2017, the City Council conducted the second reading of the permanent ordinance which was adopted. The permanent ordinance will become effective after 30 days, on May 5, 2017 and the urgency ordinance remains in place until then.

More information can be found at www.beverlyhills.org/rent or by calling the Community Development Department at (310) 285-1119.

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action" asserting that Spagnoli had made this assumption "because Rosen and [Markowitz] are both Jewish."

On Dec. 13 Spagnoli reportedly confronted Rosen, Hoshino and Captain Tony Lee about Markowitz's statement. That same day Rosen was "reassigned by Spagnoli without justification." By Dec. 14, Spagnoli had sent an email to the entire BHPD advising that Rosen was reassigned to LEXIPOL, "an assignment for lower level employees, thereby marginalizing the Jewish Captain."

Last week, the BHPD announced Marc Coopwood, a Sacramento Police Captain, was named the new Assistant Chief.

"The City has been making tremendous progress under this chief and this lawsuit will not interfere with that progress," said City Attorney Larry Wiener.

Rosen's lawyer Bradley Gage did not return the Weekly's call for comment.

Independent arborist suggests removal of 11 trees adjacent to Parcel 13

The City Council received a recommendation from staff during study session on Tuesday, April 4 for the removal of 11 trees from the City's right of way along Civic Center Drive, adjacent to Parcel 13.

Community Services Director Nancy Hunt-Coffey and Tree Care LA Master Arborist Nick Araya attended the meeting

to present on the health and safety of the Eucalyptus trees on this property.

"These are trees that I believe at some point over the next five years, have a much higher likelihood of posing a problem for the City," Araya said.

At the end of 2016, Araya and his team from Tree Care LA were retained by the City to evaluate all 83 of the Eucalyptus trees on the City's right of way along Civic Center Drive. The report from the independent arborist determined 46 of the 83 trees are in fair condition.

Fair is defined as tending "to have minimal structural defects and a reasonably full canopy with properly colored leaves," according to the study session staff report.

Staff opted to recommend the pruning, crown cleaning, cabling, and root collar excavation of some of the other trees, in addition to the removal of 11 trees identified in the arborist's report.

Five of these 11 trees suggested for removal have "structural concerns," according to the study session staff report. Four of the five trees lean toward the street. Four of the other trees are dead, one has already fallen across the property, and one tree has previously been disfigured and harshly cut.

Tree removal has become a sensitive subject for the City following the saga of issues that resulted from Parcels 12 and 13. Several residents attended the study session in order to express residual concerns.

"Some of the people who read this report were outraged, not by the report, but by what it said about what happened in November of 2015," said resident Lionel Ephraim. "[Trees vanished] because a small section of staff kept you [the Council] in the dark, and kept us [the public] in the dark until after the fact. We really don't want to see that happen again and I hope you don't either."

Located in the area between Santa Monica Boulevard and Civic Center Drive, parcels 12 and 13 were stripped of their trees in November 2015 without notification to neighboring residents, businesses and the Department of Toxic Substance Control.

Mayor Lili Bosse asserted that because the risk was not classified as "immediate" by the arborist's report, public outreach should be prioritized this time around.

"I think we should embark on a public process and, with the community, decide what makes the most sense. If there was immediate risk I can assure you that everybody that would come up here would say 'take care of it.' But that's not what was said."

El Rodeo parking problem causes tension among neighbors

More issues continue to arise as few solutions were offered to resolve the displaced parking of El Rodeo School's faculty and staff at the Traffic and Parking

Commission meeting last Thursday.

Whittier Drive resident Dave Loftus spoke during public comment to express his concerns regarding the increased number parked cars on his street resulting from the El Rodeo construction.

"Compared to other streets in Beverly Hills, Whittier Drive is narrow to start with," Loftus said. "By adding El Rodeo cars on both sides of the street, the street barely allows two cars to pass in some spots."

At its last meeting, the Traffic and Parking Commission chose to deny a temporary parking permit program that would have allowed faculty and administration to park on adjacent residential streets during the school's ongoing construction.

Approximately 60 parking spots are no longer available as a result of onsite construction staging.

School employees currently park on Lomitas Avenue and Whittier Drive on street blocks that do not have parking restrictions and then take a shuttle to and from the school at designated times throughout the day.

As a result of continued resident complaints, the four-hour parking signs on the west side of Whittier Drive between Elevado and Lomitas Avenues were enforced and at least 10 school employees have received parking citations.

El Rodeo Principal Kevin Allen initial-

briefs cont. on page 6

***Join Mayor Lili Bosse on a series of Weekly #BHHealthyCity walks.
Share your thoughts and discuss issues affecting the community.***

***Everyone is welcome; all you need is a pair of walking shoes, a water bottle
and an enthusiasm for all things Beverly Hills.***

Schedule (Walks begin at 8:30 am):

► Monday, April 17 ► Monday, April 24 ► Monday, May 1

***Weekly walks will depart from City Hall on Crescent Drive. Access the route by visiting www.beverlyhills.org
For more information, contact 310-285-1013 or mayorandcitycouncil@beverlyhills.org.***

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ly brought this issue to the City Council's attention at a meeting on January 24. He explained his concern about the long distance his staff members have to walk to their cars, often while carrying instructional materials, when shuttles are not available. He also noted that teachers are not able to quickly access their cars in the event of an emergency.

Chair David Seidel told Loftus the BHUSD should be responsible for finding a solution to the problem.

"[Going into our meeting in March], we realized the residents were being asked to cash a check the school district had written on their behalf," Seidel said. "[The Commission first action was] to throw this back at the school district to search for solutions, which we believe should have been done a long time ago, [in order] to come up with an accommodation for the teachers at El Rodeo that didn't lay this in the laps of the residents along Whittier [Drive], Trenton [Drive] and [other] adjacent streets."

City staff was also directed by the Commission to examine the parking along Whittier Drive and potentially modifying the four hour parking zone, according to Seidel.

Design Review Commission halts construction of new home South Canon Drive

The Design Review Commission con-



245 S. Canon Dr. existing house



Proposed house, source: April 6 staff report available at www.beverlyhills.org
sidered the construction of a new two-story single-family residence at 245 S. Canon Dr.

However, the Commission unanimously agreed to bring the project back to the next meeting for a second look following discussion of the proposed architectural style.

Property owner Mason Pari and architect Sia Jazayeri submitted a proposal to the City which identifies the architectural style as Italianate.

City staff's review determined the residence is more accurately designed in a Mediterranean architectural style with the

use of barrel-tile roofing and a smooth steel-troweled cement plaster finish, according to the staff report.

The Commission also received two letters from residents in the neighborhood expressing concerns about some of the project's details.

Mark Elliot, who has also been an active proponent of the recently enacted Rent Stabilization ordinance, is a renter on neighboring South Reeves Drive. In his letter to the Commission, Elliot requested to address "a number of factual mistakes, statements or omissions [made] in section A of the [project] application."

"This design includes few [features] characteristic of the Italianate style," Elliot wrote. "[This project] bears qualities we see in suburban subdivisions from Ventura to Las Vegas. The project if completed in its current form will establish yet another precedence for character busting, boxy houses on Canon."

Jazayeri's response to Elliot's letter, which was read into the record, alluded he may believe Elliot has ulterior motives.

"I believe [Mr. Elliot] to be very active and a good citizen; however, I believe he has other agendas in mind in terms of massing and development within the City of Beverly Hills," Jazayeri said. "I don't know why he wants to mask the fact he's a tenant in an apartment building not even directly behind this building. In his previous correspondence he always cites his address [and apartment number]; however, he made sure to omit

that fact in his letter to the Design Review Commission."

Commissioner Ilona Sherman encouraged the applicants to conduct additional community outreach before returning to the Commission.

"When a new house comes into the neighborhood, change is always difficult," Sherman said. "People think you're encroaching on their space, but if you talk to them and tell them that you're well-meaning it really [makes a difference]."

The project is expected to return at the next meeting on May 7.

Bloom backs off rent control bill

Assemblymember Richard Bloom (D-Santa Monica) put a year-long hold on his new proposal to expand rent control in California following outward opposition from landlords.

Senate Bill AB 1506, co-authored by State Senator Ben Allen, intended to repeal the landmark Costa-Hawkins Act, a 1995 law that eliminated rent caps on single-family homes and apartments built after that year. AB 1506 was introduced by Bloom in February, along with Assemblymembers David Chiu (D-San Francisco) and Rob Bonta (D-Alameda).

Bloom's Chief of Staff Sean MacNeil told the Weekly, Bloom requested that a vote not be taken this year because "this is a complicated issue that deserves more

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WE'RE HEADED WEST.

The Metro Purple Line Extension Transit Project wishes you a Happy Passover! Metro will resume normal work hours to continue piling on the south side of Wilshire Bl between Tower Dr and La Cienega Bl on April 13.

NORMAL WORK HOURS:
7am–8pm for drilling and setting piles
8–10pm for non-drilling activities, break down, and clean up

CONTACT US

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time."

"There's been substantial feedback, both on the pro and con side," MacNeil said. "The legislative process doesn't always allow for enough time to review complicated issues like this. [The members] want

to provide more time for all the stakeholders to dialogue."

Bloom intends to have a vote on the bill in 2018, the final year of the leg-

islative term.

Statewide, rents have increased 60 percent when adjusted for inflation leaving 84 percent of renters "financially overburdened by housing costs," according to an official statement from the three assemblymembers.

The Costa-Hawkins Act was enacted to address restrictive local rent control policies like vacancy decontrol and new construction prohibition.

Landlord groups have blasted a Costa-Hawkins repeal, arguing developers will build fewer homes if they don't have assurance that their projects can't be subject to rent control.

An opposition letter written on behalf of the Apartment Association of Greater Los Angeles and Santa Barbara Rental Property Association explains "AB 1506 would remove this carefully negotiated balance and have catastrophic impacts for rental housing."

AAGLA's Director of Government Affairs Fred Sutton did not return the Weekly's call in time for comment.

Chemerinsky to speak today on defamation at Lawry's in Beverly Hills

Erwin Chemerinsky, Dean of University of California, Irvine, School of Law, will be one of three speakers featured in a panel discussion presented by the Beverly Hills Bar Association's Entertainment Law section today at 12:00 p.m. at Lawry's the Prime Rib.

Joining Chemerinsky on the panel are Rod Smolla, Dean and Professor of Law at Widener University Delaware Law School and author of Smolla on Defamation, and Neville Johnson, founding partner of Johnson & Johnson LLP.

The moderator is BHBA Entertainment Law Section Senior Chair Alexander Rufus-Isaacs.



Erwin Chemerinsky

The panel will focus on defamation in the social media age. Panelists will discuss defamation litigation, which similar to privacy litiga-

tion, includes such doctrines as defamatory meaning, the distinction between fact and opinion, burdens of proving falsity, the distinction between public and private figures, and more.

Founded in 1931, the BHBA is the fifth largest bar association in California with nearly 5,000 members.

Tickets to the discussion are \$45. Lawry the Prime Rib is located at 100 N. La Cienega Blvd., Beverly Hills, CA 90211. For tickets and information call (310) 601-2422 or visit www.bhba.org.

Miss NoHo crowns new titleholders

Madison Ortiz (center) was crowned

Miss North Hollywood Teen USA, at the 5th annual Regional Pageant last Sunday at El Portal Theatre. Other titleholders included Rachel Anne McDonough, Miss North Hollywood USA; Rykiah Parks, Miss Universal City USA; and Morgan Witkop, Miss Universal City Teen USA.

This was the largest regional pageant in the Miss USA system, according to Director Amanda Lee. Over 70 contestants competed to capture the crown, title, and prize package.

—Briefs compiled by Madelyn Pariser



2016 titleholder Rachel DeAngelis (right) crowns Madison Ortiz (center) the new Miss NoHo Teen USA 2017

N. SANTA MONICA BLVD. RECONSTRUCTION

WEEKLY UPDATE (Subject to schedule changes)

Traffic Alert – Two lanes open each direction on N. Santa Monica Blvd. Intermittent lane closures. Expect traffic delays.

Construction Activity – Work shifting to the south side of the road. Includes removal of trees (to be replaced) adjacent to parking structures, removal and replacement of curbs and gutters and some utility work. On N. Santa Monica Blvd. between Wilshire Blvd. and Rodeo Dr.

Hours: Mon.-Sat. from 8am-6pm.

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We are evaluating potential lawsuits for individuals who began taking Onglyza or Kombiglyz XR before April 5, 2016 and suffered from heart failure or died while taking them. For more information about your legal options and a free consultation, please contact us at 855-748-4220.

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TALCUM POWDER OVARIAN CANCER CASES

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coverstory

NAZARIAN'S CAUSE

The Weekly's exclusive interview with Health and Safety Chair Dr. Daniel Nazarian

By Madelyn Pariser

You're retired as a Periodontist. What made you want to pursue dentistry?

When I was an undergrad at USC, I started working as an assistant at a dental office. At the time, it seemed like a career that would be interesting to me. I actually choose dentistry because of my interest in science and biology. I worked in the industry for 23 years before retiring.

My background has also helped me make positive contributions on the Health and Safety Commission. [I chose the Health and Safety Commission] because I thought my knowledge of dentistry and interest in science would [be] beneficial for the City.

Your wife Sharona is a former Human Relations Commissioner who is active in the City. What advice did she give you about serving on a commission?

She had a very positive experience serving on the Human Relations Commission. She would always share with me all the intricate nuances she learned about the City [during her time as a commissioner]. She really enjoyed every moment of it.

I knew I wanted to learn more about our city, which I've been living in for over 35 years. Because of [my wife's experience] I realized that if I wanted to learn more, I needed to become a more active part of the community rather than remain uninvolved.

My wife was very supportive and helped me move forward. She always reminds me to learn with an open mind, be receptive to everybody's ideas and work toward the betterment of our city.

Tell us about some of the major issues facing your commission.

We're actually having a very busy year. One of our biggest [tasks] is [drafting] a policy on smoking regulations for multi-unit housing. This is something that the City Council has asked us to look into.

We have spent, I would say, over six months now gathering information, talking to both landlords and renters to try to get all the information we can so we can come up with a fair outcome for the City. We also worked on a policy for the City to have more stringent non-smoking outdoor regulations.

For example, outdoor dining areas used to have a minimum of five feet where people could smoke. Now we're trying to find out if it would be better for people to have [the regulation be] at least 20 feet away.

Enforcement has been one of the challenges with the smoking regulations. We're trying to figure out how we can enforce anything we want to [implement] as policy. We have to make sure that not just the residents, but also the businesses will be on board and be supportive of any policy we suggest to the Council.

To bring everybody together and to make sure we write [regulations] that will make life better for everybody will be the biggest challenge.

We also have a Health and Safety recognition program, which has been going on for a while now. I'm very proud of the recognition program. Every month, all of our

commissioners have a chance to recognize an individual or a group, like a business, that has worked to promote the health and safety of the residents.

This year, I'm also trying to bring more attention to cyber security so that residents will be more aware of ways they can protect themselves from things like email hacking. Hopefully we can promote this as much as possible through our commission.

Do you think too much time has been spent on the smoking issue?

Absolutely not. We cannot just submit a proposal to the Council without knowing all the facts. It would be wrong, on our part, not to do our due diligence to find more information from all sides before coming up with a proposal that is supposed to be fair and as thorough as possible.

I believe [smoking regulations] will help the City's overall health and it will be for the betterment of the City to have these smoking policies enacted.

before we were on commissions. [Sharona and I] were both graduates of Team Beverly Hills. That was a very good opportunity for both of us to learn more about the City.

What is one thing you would like to have accomplished at the end of your term as chair?

I'd like for us to be able to finish our smoking regulations policy to the best of our ability. As a chair, my new mission is to try to improve the

lives of our citizens through cyber security [via] the distribution of information and education. It's a new age with new technologies, so I would like to be able to inform people about how they can protect themselves.

And as always, I would like to continue disaster preparedness awareness. If our citizens are educated, we will be prepared in the case of an emergency.



Tell us about your sons.

I have three boys, Noah [who is 17], Aaron [who is 15] and Jonah [who is 12]. Two of my boys, Noah and Aaron, are part of the City's Police Explorers program. They are very involved with the City as well.

Noah expressed interest in the program and after he applied and was accepted, my other son wanted to be involved and be a part of the community. They've seen me and Sharona take an active role with the City even

legs on the Normans winning 200 and 400 freestyle relay teams.

Sarah Okum won the 100 freestyle in a personal record 59.98 in what coach Donald Graham designated as the outstanding swim of the meet. Okum also swam a leg on Beverly Hills victorious 400 freestyle relay team.

Febe Dela Pena won the 100 backstroke in 1:13.38 and swam legs on the victorious 200 medley relay and 200 freestyle relay teams.

Veronica Karlin was the other individual event winner for the Normans (2-0), winning the 100 butterfly in 1:21.42.

Cecilia Amato and Gina Kim swam the other legs on the 200 medley relay team that won in 2:11.40. Dumouchel swam the other leg on the 200 freestyle relay team that won in 1:52.27.

Amato and Dumouchel swam the other legs on the 400 freestyle relay team that won in 4:28.54.

What's Next?

The Normans are scheduled to face El Segundo in a league dual meet at the Swim-Gym today beginning at 3 p.m.

Boys' Tennis

Beverly Hills 13, Loyola 5

The Normans No. 1 doubles team of Michael Huang and Yunchao Zhang won all three of its sets and did their No. 2 doubles team of Andrew Liner and Jackson Stewart in a nonleague match last Thursday at Cheviot Hills Recreation Center.

All three Beverly Hills singles players won two sets – Jeffrey Lee, Jack Harris and Ben

sports cont. on page 9

sports & scores



BHHS girls' swim team defeats Torrance
Norman boys' tennis team tops Loyola

By Steven Herbert

Eugene Chi won the 200-yard individual medley in 2:24.68, the 100 breaststroke in 1:15.38 and swam legs on the victorious 200 medley relay and 200 freestyle relay teams helping Beverly High to a 106-63 victory

over Torrance in a nonleague swim meet at the Swim-Gym last Thursday.

Jamie Kim won the 500 freestyle in 6:12.10, tied teammate Jacqueline Dumouchel for first in the 50 freestyle in 27.20 and swam

with the County Clerk of Los Angeles County on: 02/22/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 711

FICTITIOUS BUSINESS NAME STATEMENT: 2017058502. The following person(s) is/are doing business as: **AVAVILA GARDENING**, 1900 67th St. Los Angeles, CA 90047; P.O. Box 2522 Culver City, CA 90231. **VERONICA BARRON;** **GUILLERMO AVILA**, 1900 W. 67th St. Los Angeles, CA 90047. This business is conducted by: a Married Couple. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2017. Signed: **Veronica Barron, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/08/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 711

FICTITIOUS BUSINESS NAME STATEMENT: 2017069930. The following person(s) is/are doing business as: **APEX LIFESTYLE GROUP**, 9000 Harding Ave, San Fernando, CA 91340, **ALLEN PALOS**, 900 Harding Ave, San Fernando, CA 91340, **LYLE DEL MUNDO**, 16508 Ballinger St. North Hills, CA 91343. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: **Allen Palos, General Partner.** This statement is filed with the County Clerk of Los Angeles County on: 03/20/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 712

FICTITIOUS BUSINESS NAME STATEMENT: 2017049416. The following person(s) is/are doing business as: **T&H CATERING SERVICE**, 1311 N. San Fernando Blvd. #170 Burbank, CA 91504. **TIGRAN HAKOBYAN**, 1317 N. San Fernando Blvd. #170 Burbank, CA 91504. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2017. Signed: **Tigran Hakobyan, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/24/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 712

FICTITIOUS BUSINESS NAME STATEMENT: 2017049416. The following person(s) is/are doing business as: **STINKY ROSES**, 6250 Canoga Ave. #596 Woodland Hills, CA 91367. **NICK NICKBAKHT**, 6250 Canoga Ave. #596 Woodland Hills, CA 91367. 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: **Nick Nickbakht, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/24/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 713

FICTITIOUS BUSINESS NAME STATEMENT: 2017055113. The following person(s) is/are doing business as: **STINKY ROSES**, 6250 Canoga Ave. #596 Woodland Hills, CA 91367. **NICK NICKBAKHT**, 6250 Canoga Ave. #596 Woodland Hills, CA 91367. 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: **Nick Nickbakht, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/24/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 714

FICTITIOUS BUSINESS NAME STATEMENT: 2017055113. The following person(s) is/are doing business as: **ROCKWELL ENTERPRISE**, 1226 Alma St. Glendale, CA 91202. **ZHORA SARGISYAN**, 1226 Alma St. 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: **Zhora Sargisyan, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/24/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 715

FICTITIOUS BUSINESS NAME STATEMENT: 2017069560. The following person(s) is/are doing business as: **FAMILIES OF LONE SOLDIERS**, 17328 Ventura Blvd., Suite 176 Encino, CA 91316. **The DMB Fund**, 6310 San Vicente Blvd. Suite 360 Los Angeles, CA 90048. 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: **The DMB Fund, Secretary.** This statement is filed with the County Clerk of Los Angeles County on: 03/20/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 716

FICTITIOUS BUSINESS NAME STATEMENT: 2017069560. The following person(s) is/are doing business as: **THE DMB FUND**, 6310 San Vicente Blvd. Suite 360 Los Angeles, CA 90048. 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: **The DMB Fund, Secretary.** This statement is filed with the County Clerk of Los Angeles County on: 03/20/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 716

Jun Tanh Nguyen
526 W. 160th St.
Gardena, CA 92248
(310) 849-9817
Case Number: TS020626
March 27, 2017
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Southwest District
Torrance Courthouse
825 Maple Ave.
Torrance, CA 92503
PETITION OF: Jun Thanh Nguyen
TO ALL INTERESTED PERSONS:
Petitioner: Jun Thanh Nguyen
for a decree changing names as follows:
Present name:
Jun Thanh Nguyen
Proposed name:
Truong Thanh Nguyen
2. 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: 5-16-2017 Time: 8:30 AM Dept: A
Room: 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 Weekly.
Date: 3-27-2017 Signed: Brian S. Currey
Published: 3/30/17, 4/06/17, 4/13/17, 4/20/17 717
FICTITIOUS BUSINESS NAME STATEMENT: 2017052442. The following person(s) is/are doing business as: **GREENWAY AUTO MART**, 731 E. Washington Blvd, Pasadena, CA 91104. **HAMLET MOVSISYAN**, 1116 Irving Avenue 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: 02/2015. Signed: **Hamlet Movsisyan, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/02/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 718

FICTITIOUS BUSINESS NAME STATEMENT: 2017055475. The following person(s) is/are doing business as: **LION'S BREW COFFEE**, 1005 E. Anaheim St. Long Beach, CA 90813. **ALEJANDRO YARBROUGH**, 815 Pacific Ave. #8 Long Beach, CA 90813. 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: **Alejandro Yarbrough, Owner.** This statement is filed with the County Clerk of Los Angeles County on: 03/06/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 719

FICTITIOUS BUSINESS NAME STATEMENT: 2017051625. The following person(s) is/are doing business as: **VALLEY WEST RESTORATION**, 22647 Ventura Blvd. #210 Woodland Hills, CA 91364. **KEVIN M SCHMITT**, 22647 Ventura Blvd. #210 Woodland Hills, CA 91364; **DANIEL SCHMITT**, 22647 Ventura Blvd. #210 Woodland Hills, CA 91364. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2017. Signed: **Daniel Schmitt, Partner.** This statement is filed with the County Clerk of Los Angeles County on: 03/01/2017. 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) 3/30/17, 4/06/17, 4/13/17, 4/20/17 719

filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 732

FICTITIOUS BUSINESS NAME STATEMENT: 2017077550. The following person(s) is/are doing business as: RESEDA VILLA INDEPENDENT LIVING. 7436 Capps Ave. Reseda, CA 91335. JOSEPH ROHAN ABEYSINGHE. 7436 Capps Ave. Reseda, CA 91335; K. MAPE ABEYSINGHE. 7436 Capps Ave. Reseda, CA 91335. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Joseph Rohan Abeysinghe, Partner. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 733

FICTITIOUS BUSINESS NAME STATEMENT: 2017077553. The following person(s) is/are doing business as: D&G FIBERGLASS. 8830 Bradley Ave. Sun Valley, CA 91352. D&G FIBERGLASS, LLC. 8830 Bradley Ave. Sun Valley, CA 91352. 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: 05/20/2005. Signed: Kurtis Keeble. D&G FiberGlass LLC, President. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 734

FICTITIOUS BUSINESS NAME STATEMENT: 2017078388. The following person(s) is/are doing business as: ROYAL DESIGN LABORATORIES. 8380 Glencrest Dr. Sun Valley, CA 91352. ROBERT FNDKYAN. 8380 Glencrest Dr. Sun Valley, CA 91352. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/29/2005. Signed: Robert Fndkyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 735

FICTITIOUS BUSINESS NAME STATEMENT: 2017078384. The following person(s) is/are doing business as: GLOBAL PHARMACY. 1811 Glenoaks Blvd. Glendale, CA 91201. COVER RX, INC. 1811 Glenoaks Blvd. Glendale, CA 91201. 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: Julie Yeghoyan, Cover Rx Inc., President. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 736

FICTITIOUS BUSINESS NAME STATEMENT: 2017078390. The following person(s) is/are doing business as: J A SMOKE SHOP. 16156 SE Fernando Mission Blvd. #3 Granada Hills, CA 91344. GEORGE DIAB. 11256 Paso Robles Ave. Granada Hills, CA 91344. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: George Diab, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 737

FICTITIOUS BUSINESS NAME STATEMENT: 2017078386. The following person(s) is/are doing business as: L&M LIQUOR JUG. 1848 Vanowen St. Reseda, CA 91335. GEORGE DIAB. 11256 Paso Robles Ave. Granada Hills, CA 91344; FADLE DIAB. 11256 Paso Robles Ave. Granada Hills, CA 91344. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2005. Signed: George Diab, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 738

FICTITIOUS BUSINESS NAME STATEMENT: 2017078998. The following person(s) is/are doing business as: SEMPRE AVANTI LLC. 1640 Knollwood Dr. Pasadena, CA 91103. SEMPRE AVANTI LLC. 1640 Knollwood Dr. Pasadena, CA 91103. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1999. Signed: Joseph F. Dimassa, Sempre Avanti LLC, President. This statement is filed with the County Clerk of Los Angeles County on: 03/30/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 739

FICTITIOUS BUSINESS NAME STATEMENT: 2017078988. The following person(s) is/are doing business as: ENOTECA, LLC. 91103. ENOTECA, LLC. THE. 1640 Knollwood Dr. Pasadena, CA 91103. 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: 07/2002. Signed: Joseph F. Dimassa, Enotecca LLC, The, President. This statement is filed with the County Clerk of Los Angeles County on: 03/30/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 740

FICTITIOUS BUSINESS NAME STATEMENT: 2017079006. The following person(s) is/are doing business as: SUMMERKIDS CAMP ANGELUS MOUNTAIN CENTER; SK-PREK; SUMMER CHALLENGE. 1640 Knollwood Dr. Pasadena, CA 91103. SUMMERKIDS, INC. 1640 Knollwood Dr. Pasadena, CA 91103. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1995. Signed: Joseph F. Dimassa, Summerkids Inc., President. This statement is filed with the County Clerk of Los Angeles County on: 03/30/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 741

FICTITIOUS BUSINESS NAME STATEMENT: 2017079007. The following person(s) is/are doing business as: THE SOLANOS OFFROAD TEAM; THE SOLANOS MARKETING & EVENTS; MISC PERFORMERS. 8060 E. Florence Ave. #304 Downey, CA 90240. GRIMM M. SOLANO. 8060 E. Florence Ave. #304 Downey, CA 90240; GEORGETTE SOLANO. 8060 E. Florence Ave. #304 Downey, CA 90240. This business is conducted by: Copartners. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Georgette Solano, Partner. This statement is filed with the County Clerk of Los Angeles County on: 03/29/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 742

FICTITIOUS BUSINESS NAME STATEMENT: 2017076989. The following person(s) is/are doing business as: LOVE YOGA. 2110 W. Sunset Blvd. Suite O Los Angeles, CA 90026; 31240 Ballard Rd. Malibu, CA 90265. LOVE YOGA VENICE, LLC. 31240 Ballard Rd. Malibu, CA 90265. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jeffrey Schwartz, Love Yoga Vence LLC, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2017. 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 or federal state, or common law (see Section 14411, et seq., B&P) 4/06/17, 4/13/17, 4/20/17, 4/27/17 743

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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 743

FICTITIOUS BUSINESS NAME STATEMENT: 2017072969. The following person(s) is/are doing business as: JJS INVESTMENT COMPANY. 443 N. Camden Dr. #730 Beverly Hills, CA 90210. JENNIFER BETH LIBO. 443 N. Camden Dr. #730 Beverly Hills, CA 90210; JAMIE ERIN LIBO. 443 N. Camden Dr. #730 Beverly Hills, CA 90210; STEPHANIE ARIEL LIBO. 443 N. Camden Dr. #730 Beverly Hills, CA 90210. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Jamie Erin Libo, Partner. This statement is filed with the County Clerk of Los Angeles County on: 03/23/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 744

FICTITIOUS BUSINESS NAME STATEMENT: 2017072545. The following person(s) is/are doing business as: INTL TRADING. 12530 Pinehurst St. El Monte, CA 91732. HUGH MONT SHAW. 12530 Pinehurst St. El Monte, CA 91732. 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: Hugh Mont Shaw, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/22/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 745

FICTITIOUS BUSINESS NAME STATEMENT: 2017081338. The following person(s) is/are doing business as: GONZALEZ BRO'S NURSERY. 7719 Wilbur Ave. Reseda, CA 91335. ZENAIDA YANEZ. 18859 Strathern St. 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: 05/2010. Signed: Zenaida Yanez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 746

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2017072496
Date Filed: 03/22/2017
Name of Business: THE SOLANOS OFFROAD TEAM, THE SOLANOS MARKETING & EVENTS. 8060 E. Florence Ave. #304 Downey, CA 90240.

Registered Owner: GREG M SOLANO. 8060 E. Florence Ave. #304 Downey, CA 90240; GEORGETTE SOLANO. 8060 E. Florence Ave. #304 Downey, CA 90240.

Current File #: 2017072498
Date: 03/22/2017
Published: 4/06/17, 4/13/17, 4/20/17, 4/27/17 747

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2015316192
Date Filed: 12/16/2015
Name of Business: CASA DE UNAS. 7210 Remmet Ave. Canoga Park, CA.

Registered Owner: IVAN ESPINOZA. 24425 Woolsey Canyon Rd. #152 West Hills, CA 91304.

Current File #: 2017050790
Date: 03/01/2017
Published: 4/06/17, 4/13/17, 4/20/17, 4/27/17 748

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2013084040
Date Filed: 04/24/2013
Name of Business: THE ORIGINAL SOLANOS OFFROAD TEAM, THEE ORIGINAL SOLANOS OFFROAD TEAM; OG SOLANOS OFF ROAD; OG SOLANOS OFF ROAD TEAM; OG SOLANOS OFFROAD; OG SOLANOS OFFROAD TEAM; ORIGINAL SOLANOS OFF ROAD; ORIGINAL SOLANOS OFF ROAD TEAM; ORIGINAL SOLANOS OFFROAD; ORINGIL SOLANOS OFFROAD TEAM; ORIGINAL SOLANOS OFFROAD CLASSIC; ORIGINAL SOLANOS OFF ROAD CLASSIC; THE ORIGINAL SOLANOS OFF ROAD; THE ORIGINAL SOLANOS OFF ROAD TEAM; THE ORIGINAL SOLANOS OFFROAD; THE ORIGINAL SOLANOS OFF ROAD; THE ORIGINAL SOLANOS OFF ROAD TEAM; THE ORIGINAL SOLANOS OFFROAD; CLASSIC SOLANOS OFFROAD; CLASSIC SOLANOS OFFROAD TEAM; SOLANOLICIOUS; SOLANOS TSHIRT COMPANY; THE OG SOLANOS OFF ROAD TEAM; THE OG SOLANOS OFFROAD TEAM; THE OG SOLANOS OFF ROAD; THE OG SOLANOS OFF ROAD TEAM; THE OG SOLANOS OFFROAD; THE OG SOLANOS OFFROAD TEAM. 8428 Borson St. Downey, CA 90242.

Registered Owner: GEORGETTE SOLANO. 8428 Borson St. Downey, CA 90242; GREG SOLANO. 8428 Borson St. Downey, CA 90242.

Current File #: 2017072523
Date: 03/22/2017
Published: 4/06/17, 4/13/17, 4/20/17, 4/27/17 749

FICTITIOUS BUSINESS NAME STATEMENT: 2017080899. The following person(s) is/are doing business as: ADVANCED CALIFORNIA PAIN RELIEF. 269 S. Beverly Dr. #1420 Beverly Hills, CA 90212; PEYMAN GRAVORI, DO, INC. 269 S. Beverly Dr. #1420 Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Peyman Gravori, Peyman Gravori DO Inc., President. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 750

FICTITIOUS BUSINESS NAME STATEMENT: 2017080888. The following person(s) is/are doing business as: TOUCHSTONE HYPNOTHERAPY. 11752 Magnolia Blvd. Valley Village, CA 91607. TROIANA BLADES. 11752 Magnolia Blvd. Valley Village, CA 91607. 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: Troiana Blades, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 751

FICTITIOUS BUSINESS NAME STATEMENT: 2017075951. The following person(s) is/are doing business as: MSM CONSULTING & SERVICES. 19044 Kittridge St. Reseda, CA 91335. MICHAEL SALAMON. 19044 Kittridge St. Reseda, CA 91335. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Michael Salamon, Owner. This statement is filed with the County Clerk of Los Angeles County on: 03/28/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 752

FICTITIOUS BUSINESS NAME STATEMENT: 2017074654. The following person(s) is/are doing business as: THE WRITE-OFF ROOM; THE WRITE OFF; DIRTY BULL TAVERN. 21791-21795 Ventura Blvd. Woodland Hills, CA 91364. HOUSE OF DARTS, LLC. 21791 Ventura Blvd. Woodland Hills, CA 91364. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Douglas Babbitt, House of Darts LLC, Manager. This statement is filed with the County Clerk of Los Angeles County on: 03/24/2017. 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) 4/06/17, 4/13/17, 4/20/17, 4/27/17 753

FICTITIOUS BUSINESS NAME STATEMENT: 2017074652. The following person(s) is/are doing business as: MG ECOSALAR, MG ALL CLEANING. 10041 Larwin Ave. #2 Chatsworth, CA 91311. MG ALL CONSTRUCTION. 10041 Larwin Ave. #2 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: Maynor O. Gomez, MG All Construction, CEO. This statement is filed with the County Clerk of Los Angeles County

ment is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ HEALTHCARE ON DEMAND INC, BY: RENOS GORDOS, CEO

This statement was filed with the County Clerk of LOS ANGELES County on MAR 16, 2017 expires on MAR 16, 2022.

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).

LA1776434 BEVERLY HILLS WEEKLY 3/23,30 4/6,13 2017

FILE NO. 2017 070058
FICTIONAL BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SOTHEBY'S INTERNATIONAL REALTY, 9665 WILSHIRE BLVD STE 400, BEVERLY HILLS CA 90212 MAILING ADDRESS: 9665 WILSHIRE BLVD STE 400, BEVERLY HILLS CA 90212 county of: LOS ANGELES.

Registered Owner(s): SOTHEBY'S INTERNATIONAL REALTY INC [MICHIGAN], 38 EAST 61ST ST, NEW YORK NY 10065. 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: 3/17/2017.

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/ SOTHEBY'S INTERNATIONAL REALTY INC, BY: SETH I. TRUWIT, SENIOR VICE PRESIDENT AND ASST. SECRETARY

This statement was filed with the County Clerk of LOS ANGELES County on MAR 20, 2017 expires on MAR 20, 2022.

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).

LA1785166 BEVERLY HILLS WEEKLY 3/23,30, 4/6,13 2017

FILE NO. 2017 072803
FICTIONAL BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: SOUTH PACIFIC MARKET, 1330 SOUTH PACIFIC AVE #C, SAN PEDRO CA 90731 county of: LOS ANGELES.

Registered Owner(s): CLAUDIA KHAZAL,FADI KHAZAL, 1330 SOUTH

PACIFIC AVE #C, SAN PEDRO CA 90731. This Business is being conducted by a/an: A MARRIED COUPLE. 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/ CLAUDIA KHAZAL, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAR 22, 2017 expires on MAR 22, 2022.

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).

LA1787178 BEVERLY HILLS WEEKLY 3/30 4/6,13,20 2017

NOTICE OF SHERIFF'S SALE
HERSKOVITZ, LEAH B VS B.D. MANAGEMENT CORP.

CASE NO: BC464639 R

Under a writ of Execution issued on 06/20/16. Out of the L.A. SUPERIOR COURT STANLEY MOSK, of the CENTRAL DISTRICT, County of Los Angeles, State of California, on a judgment entered on 08/29/12.

In favor of CHERIE TEITELBAUM and against HER-SKOVITZ, LEAH B., TRUSTEE OF THE HERSKOVITZ FAMILY TRUST showing a net balance of \$23,902.75 actually due on said judgment. (Amount subject to revision)

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

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, AND STATE OF CALIFORNIA, LOT 21 IN BLOCK 8 OF TRACT NO. 6702, AS PER MAP RECORDED IN BOOK 66, PAGE 98 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN 5528-014-039

Commonly known as: 537 N FLORES ST., WEST HOLLYWOOD, CA 90048

Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 05/03/17, 10:00 AM at the following location.

STANLEY MOSK COURTHOUSE
111 N. HILL STREET, ROOM 125B
LOS ANGELES, CA 90012

(XXX) This sale is subject to a minimum bid which must exceed \$966,912.52 CCP 704.800 (a); and a minimum bid of \$1,620,000.00. (Subject to revision)

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

Creditor's Attorney
ROBERT M ROSS ESQ
KLASS, HELMAN & ROSS
16133 VENTURA BL., #1145
ENCINO, CA 91436

Dated: 03/24/17

Branch: Los Angeles

JIM McDONNELL, Sheriff

By: MISTY DOUGLAS, Deputy

Operator Id: E293448

Para obtener esta informacion-traducción en Español llame a este numero: (213) 972-3950

NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)
CN936269 BC464639 Apr 13,20,27, 2017

FILE NO. 2017 088940

FICTIONAL BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1.) LOCAL RUG CLEAN 2.) MATTREX, 3740 OVERLAND AVE, UNIT C, LOS ANGELES CA 90034 county of: LOS ANGELES.

AI #ON: C3938217

Registered Owner(s): MATTREX INC [CALIFORNIA], 6666 RANDIWOOD LN, WEST HILLS CA 91307. 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/ MATTREX INC, BY: AVI H. GOZLAN, PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on APR 7, 2017 expires on APR 7, 2022.

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).

LA1784260 BEVERLY HILLS WEEKLY 4/13,20,27 5/5 2017

FILE NO. 2017 088941

FICTIONAL BUSINESS NAME STATEMENT

TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: GOOD NEIGHBOR LAUNDROMAT, 3251 BEVERLY BLVD, LOS ANGELES CA 90057 county of: LOS ANGELES.

Registered Owner(s): LYNDON J KIM, 15536 HIGH KNOLL RD, ENCINO CA 91346. 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: 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/ LYNDON J KIM, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on APR 7, 2017 expires on APR 7, 2022.

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).

LA1795748 BEVERLY HILLS WEEKLY 4/13,20,27 5/4 2017

ORDINANCE NO. 17-O-2729

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ESTABLISH THE REQUIREMENT TO PAY RELOCATION FEES TO TENANTS WHO ARE EVICTED FROM CERTAIN APARTMENT UNITS, TO INCREASE THE AMOUNTS OF THE RELOCATION FEES THAT MUST BE PAID TO TENANTS, TO DECREASE THE 10% AMOUNT BY WHICH CERTAIN RENTS CAN BE INCREASED, TO ESTABLISH A RENT INCREASE APPLICATION PROCESS, TO REQUIRE REGISTRATION OF RENTAL UNITS, AND TO REPEAL ORDINANCE NO. 17-O-2725

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

Section 1. The City Council hereby amends Section 4-5-102 of Chapter 5 of Title 4 of the Beverly Hills Municipal Code to add new Paragraph H thereto to read as follows:

H. Dwelling units that are not occupied by the tenant as the tenant's primary residence.

Section 2. The City Council hereby amends Section 4-5-202 of Chapter 5 of Title 4 of the Beverly Hills Municipal Code to add the following definitions in alphabetical order:

DISABLED PERSON. Any person who is receiving benefits from a Federal, State, or local government, or from a private entity on account of a permanent disability that prevents the person from engaging in regular, full-time employment.

MINOR. Any person younger than eighteen years of age.

PRIMARY RESIDENCE. Any unit that is occupied by a tenant for at least nine months out of every calendar year.

SENIOR. Any person sixty-two years of age or older.

Section 3. The City Council hereby amends Section 4-5-605 of Chapter 5 of Title 4 of the Beverly Hills Municipal Code to read as follows:

4-5-605: AMOUNT OF RELOCATION FEES: The amount of the relocation fee payable to a tenant entitled to such fee pursuant to the provisions of this chapter shall be determined as follows:

Apartment Size	Relocation Fee
A. Studio	\$6,193
B. 1 bedroom	\$9,148
C. 2 or more bedrooms	\$12,394

Provided further, those households that include a senior, disabled person, or a minor shall be entitled to an additional relocation fee in the following amount of \$2,000.

Any tenant whose occupancy of the apart-

ment unit began after the date when the required notice of termination was given shall not be entitled to any relocation fee.

Commencing July 1, 2018, and on July 1st of each year thereafter, the amounts of the relocation fees set forth above shall be increased annually by a percentage equal to the percentage increase, if any, of the consumer price index for the Los Angeles/Riverside/Orange County area, as published by the United States Department of Labor, Bureau of Labor Statistics between May 1st of the then current year, and May 1st of the immediately preceding year.

Section 4. The City Council hereby amends Chapter 5 of Title 4 of the Beverly Hills Municipal Code to add a new Article 8 thereto to read as follows:

Article 8. REGISTRATION

4-5-801: REGISTRATION OF RENTAL UNITS:

A. Initial Registration. A landlord must register every rental unit that is subject to the provisions of this Chapter 5 within 30 days of receipt of notice from the city that registration is required, unless the rental unit is specifically exempt under this Chapter. Registration is complete only when all required information has been provided to the city and all outstanding fees and penalties have been paid.

B. After Terminated Exemption. When a rental unit that was exempt from this chapter becomes governed by this chapter for the first time, the landlord must register the unit with the city within thirty days after the exemption ends.

C. Re-registration. When a rental unit is re-rented after a vacancy, the landlord must reregister the unit with the city within thirty days after the re-rental.

D. Registration Amendment; Landlord Required to notify City of Changed Registration Information. A landlord must file a registration amendment with the city within thirty days of a change in a rental unit's ownership or management, or a change in the owner's or manager's contact information.

Section 5. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code to add new Section 4-6-0 thereto to read as follows:

4-6-0 DEFINITIONS:

A. For the purposes of this chapter, the words and phrases shall be defined as set forth herein, unless the context clearly indicates a different meaning is intended.

B. Words and phrases used in this chapter which are not specifically defined shall be construed according to their context and the customary usage of the language.

C. Words defined:

APARTMENT RENTAL AGREEMENT: An agreement, oral, written, or implied, between a landlord and tenant for the use or occupancy of an apartment unit and for housing services.

APARTMENT UNIT: Any dwelling unit in the city of Beverly Hills rented or offered for rent for human habitation, together with the land and accessory structures appurtenant thereto, and all housing services supplied in connection with the use or occupancy thereof, which is not exempted under section 4-6-1 of this chapter.

DISABLED PERSON. Any person who is

receiving benefits from a Federal, State, or local government, or from a private entity on account of a permanent disability that prevents the person from engaging in regular, full-time employment.

HOUSING SERVICES: All services connected with the use or occupancy of an apartment unit, including, but not limited to, repairs, replacement, maintenance, painting, light, heat, water, elevator service, laundry facilities and privileges, janitor service, refuse removal, furnishings, telephone, off street parking, and any other benefits, privileges, or facilities.

LANDLORD: An owner, lessor, sublessor, or any person, firm, corporation, partnership, or other entity entitled to receive rent for the use of any apartment unit or the agent, representative, or successor of any of the foregoing.

MINOR. Any person younger than eighteen years of age.

RENT: The consideration, including any bonus, benefits, or gratuity demanded or received, for or in connection with the use or occupancy of an apartment unit, including, but not limited to, monies demanded or paid for parking, for furnishings, for housing services of any kind, or for subletting.

TENANT: A tenant, subtenant, lessee, sublessee, or any other person entitled to the use or occupancy of any apartment unit.

VACANCY: The departure from an apartment unit of all of the tenants. For purposes of this definition, the term "tenant" shall not include persons who took possession of an apartment unit as sublessees or assignees after January 1, 1999, if the rental agreement restricts or prohibits subletting or assignment, and the restriction has not been satisfied or the prohibition has not been waived.

VOLUNTARILY VACATED: The vacancy of an apartment unit by all of the tenants. "Voluntarily vacated" does not include a vacancy: a) that is the result of a constructive eviction of the tenant, which was caused by the landlord; b) when the previous tenancy was terminated by the landlord by notice pursuant to Civil Code section 1946; or c) when the previous tenancy was terminated due to a change in the terms of the tenancy noticed pursuant to Civil Code section 827, except a change permitted by law in the amount of rent or fees.

Section 6. The City Council hereby amends Section 4-6-1 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code to read as follows:

4-6-1: APPLICATION:

The provisions of this chapter are applicable to all multiple residential dwellings consisting of two (2) or more units with the exception of those units that are subject to the existing rent stabilization provisions of chapter 5 of this title; those units excluded under subsections 4-5-102 A through E of this title, and units in a building that has a certificate of occupancy issued after February 1, 1995.

Section 7. The City Council hereby amends Paragraph B of Section 4-6-3 ("Rental Increase") of Chapter 6 of Title 4 of the Beverly Hills Municipal Code to read as follows:

B. Such increases shall not exceed the greater of: (1) three percent (3%) of the rental rate then in effect, or (2) the percentage equal to the percentage increase, if any, of the consumer price index for the Los Angeles/Riverside/Orange County area, as published by the United States Department of Labor, Bureau of Labor Statistics between May 1st of the then current year and May 1st of the immediately preceding year.

Section 8. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code to add new Section 4-6-9

thereto to read as follows:

4-6-9: RELOCATION FEE:

A. If a landlord brings an action to recover the possession of an apartment unit that is subject to the provisions of this Chapter 6 for any of the reasons set forth in Section 4-5-502, 4-5-503, 4-5-504, 4-5-505, 4-5-507 or 4-5-508 of this Title, the landlord is not required to pay a relocation fee to the tenant residing in the unit. However, if a landlord serves a notice of eviction on a tenant for any other reason, or for no specified reason, the landlord shall pay to such tenant a relocation fee in accordance with the provisions of this section. The relocation fee shall be due and payable to the tenant, regardless of whether the landlord actually utilizes the apartment unit for the purposes stated in the notice of eviction, unless the landlord notifies the tenant in writing of the withdrawal of the notice of eviction prior to such time as the tenant has given the landlord notice of his or her last date of occupancy, or has vacated the unit, if a notice of the last date of occupancy is not given by the tenant. The landlord also shall file a copy of the notice of eviction with the Community Development Department within one week after serving the notice on the tenant.

B. The relocation fee or pro rata share thereof shall be paid to any tenant who vacates the apartment unit at the time he or she vacates it. If the landlord cannot in good faith determine if the tenant is entitled to receive the relocation fee, it shall be deposited in escrow in accordance with Paragraph D of this section.

C. The entire fee shall be paid to a tenant who is the only tenant in an apartment unit. Where an apartment unit is occupied by two (2) or more tenants, payment may be prorated among the tenants, or payment may be made to one tenant, provided all the adult occupants of the apartment unit concur with the allocation or have signed a stipulation to judgment as described in Paragraph D of this section. In no event shall a landlord be liable to pay a total amount that exceeds the fee required by paragraph E of this section.

D. Deposit of relocation fee into escrow.

1. When the apartment unit has not been vacated, the relocation fee shall be deposited in escrow if the tenant has furnished the landlord with the tenant's notarized stipulation to judgment in favor of the landlord for the repossession of the apartment unit by the landlord within sixty (60) days after the payment of the relocation fee to such tenant. The fee shall be released from escrow to the tenant on the day the tenant vacates the apartment unit. Nothing in this subsection shall be deemed to require any tenant to vacate any apartment unit before the expiration of the full notice time to which such tenant is entitled. The sixty day period referred to in this paragraph 1 shall not apply to any eviction where the eviction notice was given by the landlord to the tenant on or before January 20, 2017.

2. If the landlord in good faith is unable to determine which persons are entitled to receive the relocation fee, the landlord shall deposit the relocation fee into escrow. The landlord shall give written notice of such deposit to each person, including the tenant and any occupant other than the tenant, who in the landlord's good faith judgment may be entitled to receive the relocation fee. Upon agreement by all persons so notified, the escrow holder

may distribute the relocation fee in the manner agreed upon. If such parties cannot reach agreement within thirty (30) days after the date the notice of deposit is given, the division and distribution of the relocation fee shall be determined by the hearing officer following a hearing on the matter. No distribution from an escrow may occur until the tenant who is to receive the relocation fee has signed a notarized stipulation to judgment pursuant to subsection A of this section if the tenant still occupies the apartment unit.

3. All the costs of an escrow opened pursuant to the provisions of this section shall be borne by the landlord.

E. The amount of the relocation fee payable to a tenant entitled to such fee pursuant to the provisions of this section shall be determined as follows:

Apartment Size	Relocation Fee
1. Studio	\$6,193
2. 1 bedroom	\$9,148
3. 2 or more bedrooms	\$12,394

Provided further, those households that include a senior, disabled person, or a minor shall be entitled to an additional relocation fee in the following amount of \$2,000.

Any tenant whose occupancy of the apartment unit began after the date when the required notice of termination was given shall not be entitled to any relocation fee.

Commencing July 1, 2018, and on July 1st of each year thereafter, the amounts of the relocation fees set forth above shall be increased annually by a percentage equal to the percentage increase, if any, of the consumer price index for the Los Angeles/Riverside/Orange County area, as published by the United States Department of Labor, Bureau of Labor Statistics between May 1st of the then current year and May 1st of the immediately preceding year.

F. In lieu of the relocation fee required by paragraph E of this section, the landlord, at his or her option, may relocate the tenant into a comparable replacement apartment unit satisfactory to the tenant, in which event the landlord shall be liable only for the actual costs of relocating the tenant, up to the maximum as set forth in paragraph E of this section per apartment unit. A tenant shall not unreasonably withhold the approval of a replacement apartment unit offered by the landlord. For the purposes of this paragraph only, comparability shall be determined from the following factors: size, price, location, proximity to medical and recreational facilities, parks, community centers, shops, transportation, schools, churches, and synagogues, amenities, and, if the tenant desires, the location of the apartment unit in the city.

G. Waiver of relocation fee.

1. If a tenant who has received a thirty (30) day notice to vacate premises does not vacate the apartment unit within such time, and the landlord thereafter files a complaint for writ or judgment restoring possession, and the court orders such tenant to vacate the apartment unit, such tenant shall be deemed to have waived all rights to any relocation benefit to which he or she is otherwise entitled pursuant to this section and shall return to the landlord any relocation fee or other benefit so received, plus interest at the rate allowed by law.

2. After the required notice period has passed, if a tenant has signed a stipu-

lation for judgment and received a relocation fee, whether directly or as the result of the distribution of a deposit, and does not vacate the apartment unit within sixty (60) days after such receipt, the tenant shall be deemed to have waived all rights to any relocation benefits to which he or she is otherwise entitled pursuant to this section, and the tenant shall be obligated to return to the landlord any relocation fee or other benefit so received, plus interest at the rate allowed by law.

Section 9. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code to add new Section 4-6-10 thereto to read as follows:

4-6-10: REGISTRATION OF RENTAL UNITS:

A. Initial Registration. A landlord must register every rental unit that is subject to the provisions of this Chapter 6 within 30 days of receipt of notice from the city that registration is required, unless the rental unit is specifically exempt under this Chapter. Registration is complete only when all required information has been provided to the city and all outstanding fees and penalties have been paid.

B. After Terminated Exemption. When a rental unit that was exempt from this chapter becomes governed by this chapter for the first time, the landlord must register the unit with the city within thirty days after the exemption ends.

C. Re-registration. When a rental unit is re-rented after a vacancy, the landlord must reregister the unit with the city within thirty days after the re-rental.

D. Registration Amendment. A landlord must file a registration amendment with the city within thirty days of a change in a rental unit's ownership or management, or a change in the owner's or manager's contact information.

Section 10. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code to add new Section 4-6-11 thereto to read as follows:

4-6-11: RENT ADJUSTMENTS UPON APPLICATION:

A. Basis for Application. A landlord may file a rent adjustment application with the city for all rental units in the landlord's rental complex to achieve a just and reasonable return based on net operating income principles as set forth in paragraph B of this section, or on any other ground authorized by this chapter or by regulations adopted by the city council.

1. Application. An application for a rent adjustment pursuant to this chapter shall be filed upon a form prescribed by the city and shall be accompanied by the payment of a fee as determined by resolution of the City Council. If no fee has been established at the time of application, the applicant shall pay a fee within 30 days of the date the fee is established. The applicant shall produce at the request of the hearing officer any records, receipts, reports or other documents in the applicant's possession, custody or control that the hearing officer may deem appropriate to make a determination whether a rent adjustment should be approved. The application shall be made under penalty of perjury and supporting documents shall be certified or verified as requested. Once the registration process is established by the city, no application from a landlord shall be accepted un-

less the building in which the unit is located is registered and any registration fees have been paid. If a landlord is seeking an adjustment pursuant to subparagraph 1(g)(2) of paragraph B of this section the application shall not be filed with or accepted by the city unless the landlord provides any and all documents and information on which the landlord relies to establish that the base date rent was disproportionately low.

2. Incomplete Applications. The city shall determine whether said application is complete within ten business days of filing of the application by the landlord. If it is determined that an application is not complete, the applicant shall be notified in writing as to what additional information is required. In the event the applicant notifies the hearing officer that the requested information is unavailable, the hearing officer shall proceed with scheduling a hearing as though the application is complete. Notice that an application has been filed shall be sent to the landlord and all affected tenants by the hearing officer; said notice shall invite submittal of evidence from all concerned parties.

3. Hearing Date. The hearing officer shall hold a hearing on said application within sixty days after the application is determined to be complete. Notice of the time, date, and place of the hearing shall be mailed to the applicant and the affected parties at least ten business days prior to date of the hearing. The notice of the hearing also shall be delivered to the affected parties by posting the notice at the property at least ten business days prior to date of the hearing. The notice to the affected parties shall include a brief summary of the stated justification for the rent increase application and shall state that all submitted documents and materials as well as any report prepared by the hearing officer or staff will be available for public review prior to the hearing.

4. Hearing Rules. At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the requested rent adjustment. Formal rules of evidence shall not be applicable to such proceedings.

5. Conduct of Hearing. The Hearing Officer shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the Hearing Officer to be most suitable to secure that information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

6. Ex Parte Communications. There shall be no oral communication outside the hearing between the Hearing Officer and any party or witness. All discussion during the hearing shall be recorded. All written communication from the Hearing Officer to a party after the hearing has commenced shall be provided to all parties.

7. Order of Proceedings. The hearing shall ordinarily proceed in the following manner, unless the Hearing Officer determines that some other order of proceedings would better facilitate the hearing:

a. A brief presentation by or on behalf of landlord, if landlord desires to expand upon the information contained in or appended to the petition for rent

adjustment, including presentations of any other affected parties and witnesses in support of the application.

b. A brief presentation of the results of any investigations or staff reports by staff in relation to the petition

c. A brief presentation by or on behalf of opponents to the petition, including presentations of any other affected parties and witnesses in opposition to the application.

d. Rebuttal by landlord.

e. The Hearing Officer shall establish equitable time limits for presentations at a hearing, subject to adjustments for translation and reasonable accommodation.

f. The Hearing Officer shall maintain an official hearing record, which shall constitute the exclusive record for decision.

8. Right of Assistance. All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person designated by said parties to a hearing.

9. Re-opening of Hearing. The hearing officer may re-open the hearing record when he or she believes that further evidence should be considered to resolve a material issue, when the hearing has been closed, and when a final decision has not been issued by the hearing officer. In such circumstances, the parties may waive a further hearing by agreeing in writing to allow additional exhibits into evidence.

10. Hearing Decision. Within thirty days after the hearing is closed, the hearing officer shall issue a decision, with written findings in support thereof, approving, partially approving or disapproving a rent adjustment.

11. Notice of Decision. A written notice of decision on a rent adjustment application shall be mailed to the applicant and all affected tenants within one day of the issuance of the decision by the hearing officer. Such notice shall be accompanied by a copy of the hearing decision.

12. Any final decision of the hearing officer is subject to judicial review pursuant to California Code of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

B. Substantive Grounds for a Rent Increase Application

A rent adjustment shall be approved in order to provide a just and reasonable return and maintain net operating income in accordance with the following criteria:

1. Fair Net Operating Income. Fair return applications shall be considered according to the following guidelines:

(a) Net operating income equals gross income minus operating expenses.

(b) Gross income equals the following:

(1) Gross rents, computed on the basis of one hundred percent occupancy, using current rent levels, including the current year annual general adjustment. To the extent that the annual general rent adjustment was not

fully implemented or received during the entire current year, it shall be annualized to reflect the total annual gross rents to which the property owner is already entitled, plus

(2) Interest from security and cleaning deposits (except to the extent that said interest is payable to the tenants), plus

(3) Income from services, garage and parking fees, plus

(4) All other income or consideration received or receivable for or in connection with the use or occupancy of rental units and housing services, minus

(5) Uncollected rents due to vacancy and bad debts, to the extent that the same are beyond the landlord's control. Uncollected rents in excess of five percent of gross rents shall be presumed to be unreasonable and shall not be deducted from gross rents unless it is established that they result from circumstances that are likely to continue to exist in future years.

(c) Operating Expenses – Inclusions. Operating expenses shall include the following:

(1) Rent increase application filing fees (if the application is found to be meritorious);

(2) Annual registration fees to the extent that they cannot be passed through to tenants, pursuant to resolution of the city council;

(3) License fees, real property taxes, utility costs, insurance;

(4) Normal and reasonable repair and maintenance expenses for rental units and the building or complex of buildings of which the building is a part, including common areas, which shall include, but not be limited to, painting, normal cleaning, fumigation, landscaping, repair and replacement of all standard services, including electrical, plumbing, carpentry, furnished appliances, drapes, carpets and furniture. Owner-performed labor shall be counted at reasonable rates established by the cost of obtaining similar services in and around the city, provided the applicant submits documentation showing the date, time, and nature of the work performed by the property owner.

(5) Allowable legal expenses, and management expenses (contracted or owner performed), including necessary and reasonable advertising, accounting, other managerial expense. Management expenses are presumed to be six percent of gross income, unless established otherwise. Management expenses in excess of eight percent of gross income are presumed to be unreasonable and shall not be allowed unless it is established that such expenses do not exceed those ordinarily charged by commercial management firms for similar residential properties;

(6) Attorney's fees and costs incurred in connection with successful good faith attempts to recover rents owing and successful good faith unlawful detainer actions not in violation of applicable law, to the extent the same are not recovered from tenants;

(7) Building improvements, the cost

of any improvement mandated by any government statute, rule or regulation enacted after January 1, 2017, major repairs, replacement and maintenance, except to the extent such costs are compensated by insurance proceeds, subject to the condition that said improvements shall be amortized in years according to the schedule below, provided that the Hearing Officer may use 7 years for unlisted items, or such other period of time as is determined by the Hearing Officer to be reasonable.

Air Conditioner 10
Appliances, major (other than those specifically listed) 7
Cabinets 10
Dishwasher 7
Doors 10
Dryer 7
Electric Wiring 15
Elevator 20
Fencing 10
Fire Alarm System 10
Fire Escape 10
Flooring 7
Garbage Disposal 7
Gates 10
Gutters 10
Heating 10
Insulation 10
Locks 7
Paving 10
Drywall 10
Plumbing 10
Pumps 10
Refrigerator 10
Roofing 10
Security System 10
Stove 10
Washing Machine 7
Water Heater 7

(8) Reasonable expenses, fees and other costs for professional services reasonably incurred in the course of successfully pursuing or defending rights under or in relationship to this chapter.

(d) Excluded from Operating Expenses. Operating expenses shall not include:

(1) Maintenance and repair work that resulted from the intentional deferral of other repairs or work, which deferral caused significant deterioration of housing services, the building or individual units (if the time since the work was performed significantly exceeds the amortization periods established in paragraph (c)(7) above, it shall be presumed that it was intentionally deferred);

(2) Avoidable and unnecessary expense increases since the base year;

(3) Mortgage interest and principal payments; fees, other than fees expressly authorized by subsection (c) of this section;

(4) Penalties and interest awarded for violation of this or any other law; or legal fees, except as provided in this section;

(5) Depreciation;

(6) Any expenses for which the landlord has been reimbursed by any utility rebate or discount, security deposit, insurance settlement, judgment for damages, or settlement;

(7) Any expense that has been passed through lawfully to tenants pursuant to the provisions of this chapter.

(e) Base year for the purpose of this chapter shall be 2016. Landlords are required to keep all financial records

for 2016, which may be necessary for making a net operating income determination. In the event that an owner for good cause cannot produce base year income and expense information, the hearing officer may use a different base period or estimate base year income and expenses.

(f) Presumption of Fair Base Year Net Operating Income. Except as provided in subdivision (g), it shall be presumed that the net operating income produced by the property during the base year provided a fair return (fair net operating income). Landlords shall be entitled to earn a just and reasonable return and to maintain and increase their base year net operating income in accordance with subdivision (h) of this subsection, below.

(g) Rebutting the Presumption. It may be determined that the base year net operating income yielded other than a fair return, in which case, the base year net operating income may be adjusted accordingly. In order to make such a determination, the hearing officer must make at least one of the following findings:

(1) The landlord's operating and maintenance expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating such expenses so that the base year operating expenses reflect average expenses for the property over a reasonable period of time. In considering whether the base year net operating income yielded more or less than a fair net operating income the hearing officer shall consider the following factors:

(i) The landlord made substantial capital improvements during the base year, which were not reflected in the base year rent levels;

(ii) Substantial repairs were made due to damage caused by uninsured disaster or vandalism;

(iii) Maintenance and repair were below accepted standards or resulted from the intentional deferral of other repairs or work, which deferral caused significant deterioration of housing services, the building or individual units. If the time since the deferred work was performed significantly exceeds the amortization periods established in paragraph (c)(7) above, it shall be presumed that it was intentionally deferred;

(iv) Other expenses were unreasonably high or low, notwithstanding prudent business practice.

(2) The rent in the base year was disproportionately low due to the fact that it was not established in an arms-length transaction or other peculiar circumstances. To establish peculiar circumstances, the landlord must prove one or more of the following: there existed between the tenant and the owner a family or close friend relationship; the rent had not been increased for three years prior to the base year; the tenant performed services for the owner; there was low maintenance of the property by the owner in exchange for low rent increases or no rent increases; or any other special circumstances which affected the rent level outside of market factors.

(h) Fair Net Operating Income. If the Hearing Officer adjusts the base year

rents, then the Hearing officer shall permit rent increases in the maximum allowable rent such that the landlord's net operating income shall be increased by one hundred percent of the percentage increase in the Consumer Price Index between the base year and the current year. Unless the hearing officer selects a base period other than the year 2016, the base year CPI shall be 240.007. For the purposes of this chapter, the current CPI shall be the CPI last reported as of the date of the application. A rent increase granted pursuant to this chapter shall not exceed the increase requested in the application.

C. Nothing in this chapter shall be construed to prevent the grant of a rent adjustment upon application by a landlord when required to permit a just and reasonable return to the landlord. This paragraph is a savings clause which provides a basis for a hearing officer to receive relevant evidence demonstrating that a landlord is not receiving a just and reasonable return under the provisions of the net operating income formula, so that the application of the net operating formula may be modified to provide a just and reasonable return to the landlord.

Section 11. The City Council hereby amends Chapter 6 of Title 4 of the Beverly Hills Municipal Code to add new Section 4-6-12 thereto to read as follows:

4-6-12 REMEDIES:

A. Illegal Rent or Withholding of Relocation Fees.

(1) It shall be unlawful for any landlord willfully to demand, accept, receive, or retain any payment of rent in excess of the maximum lawful rent permitted for an apartment unit by this chapter.

(2) It shall be unlawful for any landlord willfully to fail to provide any tenant with any relocation benefit to which such tenant is entitled.

B. Reduction of Housing Services.

It shall be unlawful for any landlord to reduce housing services with the intent, or for the purpose, of circumventing substantially the requirements and/or provisions or spirit of this chapter. A violation of this section shall be deemed an increase in rent to the extent of the monetary advantage achieved thereby for the landlord or to the extent necessary for the tenant to incur expenses to gain equivalent housing services by other means, whichever is greater. Any such violation shall accordingly be subject to the tenants' remedies prescribed in paragraphs C and D of this section.

C. Refusal to Comply with Illegal Requests

(1) A tenant may refuse to pay any increase in rent which is in violation of the provisions of this chapter, and such violation shall be a defense in any action brought to recover the possession of an apartment unit or to collect rent.

(2) In addition to the remedies set forth in subparagraph 1 of this paragraph C, in any action brought to recover the possession of an apartment unit, the court may consider as grounds for denial of the request for possession any violation of any provision of this chapter. In addition, a court determination that the action was brought in retaliation for the exercise of any right conferred by this chapter shall also be grounds for denial of the request for possession.

D. Civil Remedies.

Whenever it is necessary for any tenant to file a court action to recover the payment of rent which was in excess of the maximum lawful rent allowed by the provisions of this chapter, or to collect any relocation fee provided for in this chapter, or whenever it is necessary for the tenant to defend against any wrongful action filed in court against the tenant by the landlord to recover the possession of the tenant's apartment unit, the landlord shall be liable to the tenant for damages in the amount of five hundred dollars (\$500.00) or not more than three (3) times the amount by which the payment or payments demanded, accepted, received, or retained exceed the lawful amount of rent or relocation fees due to the tenant, whichever is greater. The prevailing party in any such suit shall be entitled to reasonable attorney fees and costs as determined by the court.

E. Penalties.

Any person violating any of the provisions, or failing to comply with any of the requirements, of this chapter shall be subject to the penalties and punishment of title 1, chapter 3 of this code.

Section 12. CEQA. This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3), which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. It can be seen with certainty that the amendments to the City's rent stabilization regulations to lower the amount of the rent increase that can be imposed annually on certain rental units; to require landlords to register certain rental units located within the City; to establish a process to increase rents pursuant to a hearing; to require landlords who evict tenants without cause to pay relocation fees to the tenants, and to increase the amount of the relocation fees that are required to be paid to tenants will not cause a significant effect on the environment. In addition, the amendments to Chapters 5 and 6 of Title 4 of the Beverly Hills Municipal Code are not a project that is subject to the provisions of CEQA, pursuant to CEQA Guidelines section 15378(b)(2) and (b)(5).

Section 13. Ordinance No. 17-0-2725 is hereby repealed.

Section 14. Severability. If any provision of this ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this ordinance.

Section 15. 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 the city Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this city.

Section 16. 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.

Section 17. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: April 4, 2017
Effective: May 5, 2017

LILI BOSSE

Mayor of the City of Beverly Hills, California

ATTEST:
BYRON POPE
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT
MAHDI ALUZRI
City Manager

VOTE:
AYES: Councilmember Wunderlich, Councilmember Friedman, Councilmember Mirisch, Vice Mayor Gold, and Mayor Bosse
NOES: None
ABSENT: None
CARRIED

ORDINANCE NO. 17-O-2730

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING CHAPTER 5 OF THE BEVERLY HILLS MUNICIPAL CODE TO ADOPT STRICTER SMOKING REGULATIONS

WHEREAS, the City seeks to strengthen and expand its current smoking regulations to protect the health and safety of its children, residents and visitors who are exposed to second hand smoke.

WHEREAS, tobacco use and exposure to secondhand smoke cause death and disease and impose great social and economic costs as evidenced by the fact that 480,000 people die prematurely in the United States from smoking-related diseases every year, including more than 41,000 deaths resulting from secondhand smoke exposure.¹

WHEREAS, the Centers for Disease Control and Prevention has found that tobacco-related diseases is the nation's leading cause of preventable death.² The World Health Organization estimates that tobacco accounts for the greatest cause of death worldwide accounting for nearly 6 million deaths per year, and current trends show that tobacco use will cause more than 8 million deaths annually by 2030.³

WHEREAS, the U.S. Surgeon General,⁴ the U.S. Environmental Protection Agency⁵ and, the California Environmental Protection Agency⁶ have found secondhand smoke to be a public health risk and have classified secondhand smoke as a group A carcinogen, the most dangerous class of carcinogen.^{7,8}

¹ U.S. Department of Health and Human Services. *The Health Consequences of Smoking — 50 Years of Progress A Report of the Surgeon General Executive Summary*. 2014. Available at: www.surgeongeneral.gov/library/reports/50-years-of-progress/exec-summary.pdf.

² U.S. Department of Health and Human Services. *The Health Consequences of Smoking — 50 Years of Progress A Report of the Surgeon General Executive Summary*. 2014. Available at: www.surgeongeneral.gov/library/reports/50-years-of-progress/exec-summary.pdf.

³ World Health Organization. *Tobacco Fact Sheet No. 339*. July 2015. Available at: <http://www.who.int/mediacentre/factsheets/fs339/en/>

⁴ U.S. Department of U.S. Department of Health and Human Services. *2006 Surgeon General's Report—The Health Consequences of Involuntary Exposure to Tobacco Smoke*. 2006. Available at: www.cdc.gov/tobacco/data_statistics/sgr/2006/index.htm.

⁵ U.S. Environmental Protection Agency. *Respiratory Health Effects of Passive Smoking: Lung Cancer and Other Disorders*.

<https://www.epa.gov/aboutepa/epa-designates-passive-smoking-class-or-known-human-carcinogen>

⁶ Chemicals known to the state to cause cancer or reproductive toxicity. *State of California Environmental Agency Office of Health Hazard Assessment Safe Drinking Water and Toxic Enforcement Act of 1986*. 2015. Available at: www.oehha.ca.gov/prop65/prop65_list/files/P65single012315.pdf.

⁷ U.S. Department of Health and Human Services. *The Health Consequences of Smoking — 50 Years of Progress A Report of the Surgeon General Executive Summary*. 2014. Available at: www.surgeongeneral.gov/library/reports/50-years-of-progress/exec-summary.pdf.

WHEREAS, secondhand smoke is a human carcinogen and has long term risks to persons exposed to it. Acute effects of secondhand smoke are serious and include increased frequency and severity of asthma attacks, the initiation of asthma, respiratory symptoms such as coughing and shortness of breath, and respiratory infections such as bronchitis and pneumonia.⁹

WHEREAS, exposure to secondhand smoke increases the risk of coronary heart disease by about 25 percent to 30 percent¹⁰ and increases the risk of stroke by 20 to 30 percent.¹¹

WHEREAS, in 2016, the California legislature enacted five separate bills, Senate Bills 5 and 7 and Assembly Bills 7, 9 and 11 (collectively "the Smoking Legislation"), which regulate tobacco and tobacco products. With limited exceptions, the Smoking Legislation does not prohibit the adoption of local standards, or enforcement of local ordinances, that impose greater restrictions than the State standards.

WHEREAS, it is the intent of the City Council in enacting this Ordinance to provide for the public health, safety, and welfare by discouraging smoking and tobacco use around non-tobacco users, where they live, work, and play; by reducing the potential for children to wrongly associate smoking and tobacco use with a healthy lifestyle and by affirming and promoting a healthy environment in Beverly Hills.

WHEREAS, the City Council does hereby find that tobacco smoke is detrimental to the health, welfare and comfort of the general public and that the health, safety and general welfare of the residents of, persons employed in, and persons who frequent this city would be furthered by expanding the prohibition on smoking near open air dining and prohibiting smoking in the public right of way. The purpose of this ordinance is to ensure a healthier environment within the city, improve public safety by reducing litter from smoking waste and the risk of fire from smoking, and enhance the welfare of residents, workers, and visitors by reducing exposure to second hand smoke, which studies confirm can cause negative health effects in nonsmokers, and balance the needs of persons who smoke with the needs of nonsmokers, including children and youth, to be free from the discomforts and health threats created by exposure to second-hand smoke.

⁸ Institute of Medicine. *Secondhand Smoke Exposure and Cardiovascular Effects: Making Sense of the Evidence*. Washington, DC; 2010. Available at: www.iom.edu/en/Reports/2009/Secondhand-Smoke-Exposure-and-Cardiovascular-Effects-Making-Sense-of-the-Evidence.aspx.

⁹ California Department of Public Health, California Tobacco Control Program. *California Tobacco Facts and Figures 2016* California Department of Public Health;

2015.

¹⁰ Institute of Medicine. *Secondhand Smoke Exposure and Cardiovascular Effects: Making Sense of the Evidence*. October 2009.

¹¹ U.S. Department of Health and Human Services. *The Health Consequences of Smoking — 50 Years of Progress A Report of the Surgeon General Executive Summary*. 2014. Available at: www.surgeongeneral.gov/library/reports/50-years-of-progress/exec-summary.pdf.

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Code Amendment. The City Council hereby amends Section 5-4-2 (SMOKING IN OPEN AIR DINING AREAS PROHIBITED) of Chapter 4 (SMOKING REGULATIONS) of Title 5 (PUBLIC HEALTH, WELFARE, AND SANITATION) of the Beverly Hills Municipal Code to read as follows:

"Smoking is prohibited in all open air dining areas located on private or public property, including the public right of way. In addition, smoking is prohibited within twenty feet (20') of an open air dining area, except smoking will be allowed if, and only if, the smoker is actively passing by the open air dining area. Notwithstanding this prohibition, smoking shall be allowed in up to twenty five percent (25%) of contiguous deck space surrounding hotel swimming pools."

Section 2. Code Amendment. The City Council hereby renames Section 5-4-17 (PENALTIES AND ENFORCEMENT) as Section 5-4-18 (PENALTIES AND ENFORCEMENT) and adds a new Section 5-4-17 (PROHIBITION OF SMOKING IN THE PUBLIC RIGHT OF WAY) to the Chapter 4 (SMOKING REGULATIONS) of Title 5 (PUBLIC HEALTH, WELFARE, AND SANITATION) of the Beverly Hills Municipal Code to read as follows:

"Smoking is prohibited in the public right of way (including all public sidewalks and alleyways) in the City, except smoking will be allowed if, and only if, the smoker is actively traveling on the public right of way."

Section 3. CEQA. The City Council hereby finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance will have a significant adverse effect on the environment because the Ordinance only expands upon existing smoking use restrictions. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b) (3) of the California Code of Regulations.

Section 4. 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 remain in full force and effect.

Section 5. 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 the City Clerk's certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this city.

Section 6. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: April 4, 2017
Effective: May 5, 2017

LILI BOSSE
Mayor of the City of Beverly Hills

ATTEST:
BYRON POPE
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
MAHDI ALUZRI
City Manager

VOTE:
AYES: Councilmember Wunderlich, Councilmember Friedman, Councilmember Mirisch, Vice Mayor Gold, and Mayor Bosse
NOES: None
ABSENT: None
CARRIED

NOTICE INVITING PROPOSALS FOR PLAN REVIEW AND SUPPLEMENTAL SERVICES

RFP No. 17-7

The City of Beverly Hills (City) invites qualified professional consulting firms (Consultant) to submit proposals to provide plan review and supplemental professional and technical services for public and private development projects.

The complete request for proposal document is available on the CITY's bid webpage at (www.beverlyhills.org) **RFP No. 17-7 Plan Review and Supplemental Services.** Sealed proposals must be received in the Office of the City Clerk located at 455 North Rexford Drive, Room 290, Beverly Hills, California, by no later than **2:00 p.m.** (PST) on **Thursday May 11, 2017** via mail or in-person. Late proposals will not be accepted, and will be returned unopened, regardless of postmark or timestamp. Prospective proposers are responsible for having proposals deposited on time at the place specified and assume all risk of late delivery, including any delay in the mail or handling of the mail by the U.S. Postal Service or City employees. All proposals must be in writing and must contain an original signature by an authorized officer of the Consultant as requested in RFP. Electronic proposals (i.e., telephone, fax, e-mail, etc.) are not acceptable.

All inquiries and comments concerning this RFP must be directed to Evelin Welch via e-mail to ewelch@beverlyhills.org. Any inquiry should state the question only, without additional information. Responses to questions or comments provided by any other department, employee, or City office concerning the RFP will not be valid and will not bind the City. *Inquiries received via telephone, fax, or in-person will not receive a response.*

Firms wishing to be considered responsive to this RFP, must submit five (5) hard copies, and one (1) electronic PDF copy (saved on a flash drive) of their proposal in a sealed envelope **no later than Thursday, May 11, 2017; until 2:00 p.m.** The envelope should be clearly marked as shown below:

RFP No. 17-7
Proposal for Plan Review and Supplemental Services
Attention: Raj Patel, Assistant Director of Community Development/Building Official
C/o Office of the City Clerk, Room 290
455 North Rexford Drive
Beverly Hills, California 90210

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Mount Sinai. Hollywood Hills. Sold Out Section of Maimonides. Highly Desirable Location. Lot 6060. Space 2 &3. Side by Side. \$32,500. Endowment and Transfer Fees Included. Call Linda. (760)-285-3833

Mount Sinai Memorial Parks and Mortuaries. Hollywood Hills. 2 plots side by side. In the sold out section of Maimonides. Map 1, Lot 9703, Spaces 1 &2. Near the entrance to the park, and by a beautiful oak tree, \$37,000 for both plots. Endowment and Transfer Fees Included. Please call 818-585-0810

Mt Sinai Hollywood Hills. Maimonides. Prime Sold Out Section. Single Traditional Plot. Mt. Sinai Price: \$17,250. Offered at \$14,500 OBO. Endowment and Transfer Fees Included. Please call Bob. (310)-545-1190

Mt. Sinai Hollywood Hills. Section: Canaan. Lot: 2587 Spaces 1 and 2. Plots have a Great View and Prime Property. Will only be sold as a "pair" \$45,500 for both plots or OBO. Transfer fees and endowment care included. Call (702) 243-2920

1 Lots 2 spaces A & B side by side. Reverence Section of Eternal Valley Memorial Park. 23287 N. Sierra Highway Newhall, Ca. \$6000. Howard Diggins. (661)-713-4594

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