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THE WEATHER, BEVERLY HILLS CA

☁️ Friday	77°   63°
☁️ Saturday	77°   61°
☀️ Sunday	79°   63°
☀️ Monday	82°   63°
☀️ Tuesday	81°   63°
☁️ Wednesday	79°   61°
☁️ Thursday	78°   61°

## Flag Memorial Will Commemorate Oct. 7 Anniversary



Photo courtesy city of Beverly Hills

The city will reinstall a flag display at Beverly Gardens Park to mark the anniversary of the Oct. 7 attacks.

BY CLARA HARTER

As the one-year anniversary of the Oct. 7 attack approaches, the Beverly Hills City Council intends to reinstall a memorial flag display in Beverly Gardens Park to remember the victims of the horrific massacre.

At its Aug. 20 meeting, the council approved a \$75,000 budget to revive the memorial from Sept. 30 to Oct. 14. This

two-week window also coincides with the Jewish holidays of Rosh Hashanah and Yom Kippur, providing the community with a special place to gather, mourn and reflect during the High Holy Days.

The installation will be very similar to the memorial on display this spring with 1,400 flags denoting the nationality of each of the lives lost during Hamas' brutal attack on Israel.

See **FLAGS**, page 8

## Trousdale Residents Vent SCE Frustrations

BY CLARA HARTER

Frustration in the Trousdale Estates neighborhood is running at an all-time high after residents experienced another power outage on July 4, with a handful of houses going without electricity for over 24 hours.

"We live in Trousdale, which is not an underdeveloped country, but we're in the dark all the time," said Karen Platt, co-president of the Trousdale Estates Neighborhood Association.

Disappointment is also felt strongly by members of the City Council who have, for years now, been urging Southern California Edison to get to the bottom of the city's frequent power outages.

During the Aug. 20 City Council meeting, SCE Government Relations Manager Diane Forte and Metro West Region Engineer Rene Hernandez provided an update on the latest outages as well as infrastructure improvement efforts.

According to Forte, the recent Trousdale power outage was caused by a failed underground cable and impacted around 1,000 SCE customers. The outage started around 7:45 p.m. and was resolved for the majority of customers in about four hours.

Forte also presented data showing that the overall rate of outages in Beverly Hills has declined over the past few years, but

See **SCE**, page 8

## State Sends 'Notice of Violation' Letter to City in Linden Drive Matter

BY CLARA HARTER

The city of Beverly Hills is facing recrimination from the state for denying a 165-unit project at 125-129 Linden Drive, a decision that has attracted comment from the Governor and triggered a letter from the California Department of Housing and Community Development (HCD) alleging a violation of housing law.

The HCD sent a "Notice of Violation" to the city on Aug. 22, warning that its decision earlier this summer to reject developer Leo Pustilnikov's Linden Drive project application falls afoul of state law. In June, the Beverly Hills City Council rejected Pustilnikov's proposal to build a 200-foot-tall tower with 132 market-rate apartments and 33 affordable units.

"The City Council should reverse its



Rendering courtesy of Ottinger Architects  
A rendering of the proposed project on Linden Drive

See **HOUSING LAW**, page 11

## Council Asks for Additional Study of Proposed Free Speech Zones

BY JOEY WALDINGER

During an Aug. 20 study session, the Beverly Hills City Council was tentatively supportive of a new ordinance establishing "free speech zones" at city events, but the council agreed significant details need to be ironed out before they could approve the new ordinance.

Mayor Lester Friedman said the ordinance is aimed at balancing the public's right to free speech with the right to "quiet

See **SPEECH ZONES**, page 8

# Courier Calendar

NOW - AUG. 25

**ODYSSEY THEATRE:**  
“DESIGN FOR LIVING”  
FRI., SAT. 8 P.M.  
SUN. 2 P.M.

Odyssey Theatre Ensemble presents “Design for Living,” a witty and charming romantic comedy by Noël Coward that was banned in 1930s London for its risqué content and bawdy themes. Otto loves Gilda. But... so does Leo. Gilda loves Otto... but she also loves Leo. And what’s going on between Otto and Leo? Filled with Coward’s scintillating dialogue, “Design for Living” is an emotional, dramatic, hilarious and scandalous love triangle. Or as the threesome’s longtime friend Ernest Friedman calls it, “a three-sided, erotic hotch-potch.” It’s a revolving door of passion, treachery and never-ending Champagne. Can love prevail against the norms of society? Tickets are \$20-\$37 on Sat.-Sun. Friday showings are pay-what-you-can. Odyssey Theatre is located at 2055 S. Sepulveda Blvd., Los Angeles. [odysseytheatre.org](http://odysseytheatre.org)

NOW - AUG. 25

**OPEN FIST THEATRE COMPANY:**  
“THE BAUHAUS PROJECT”  
PART 1: FRI. 8 P.M., SAT. 4 P.M.  
PART 2: SAT. 8 P.M., SUN. 4 P.M.

Open Fist Theatre Company premieres “The Bauhaus Project” by Tom Jacobson, a world premiere theatrical event presented in two parts (Part 1: “Bauhaus Weimer” and Part 2: “Bauhaus Dessau and Bauhaus Berlin”) highlighting the rise of fascism and antisemitism in Germany and its effect on the arts. In this provocative play-within-a-play, five Southern California art students reenact the history of the famous Bauhaus School, using their respective disciplines of environmental design, music, fine art, graphic design and theater to recreate the dramatic history in real time. Each of the students portrays multiple historic Bauhaus figures, many of whom later fled to the U.S. or died in concentration camps. Part I, which

focuses on the school’s founding and early years in the city of Weimar, runs Fridays at 8 p.m. and Saturdays at 4 p.m., while Part 2, which looks at the school’s moves, first to Dessau, then to Berlin, in the face of increasing Nazi scrutiny, plays on Saturdays at 8 p.m. and Sundays at 4 p.m. Audience members can choose to view the entire “Bauhaus Project” over the course of two evenings (any Friday and any Saturday at 8 p.m.); two matinees (any Saturday and any Sunday at 4 p.m.); or on a single Saturday, at 4 p.m. and 8 p.m. (The history is sequential, so it is not advised to view the parts out of order.) Combined tickets for Parts 1 and 2 are \$50. Individual part tickets are \$35. Students receive a \$5 discount on either ticket. The venue is Atwater Village Theatre at 3269 Casitas Ave., Los Angeles. [openfist.org](http://openfist.org)

NOW - AUG. 29

**ICA LA: “FOREIGN INVESTMENTS (BOTTARGA IN COSTA MESA)”**  
WED., FRI. 12-6 P.M.  
THURS. 12-7 P.M.  
SAT.-SUN. 11-6 P.M.

For “Scratching at the Moon,” Amy Yao has reconfigured her 2017 sculpture “Foreign Investments (Bottarga in Costa Mesa)” into a new site-specific version adapted for ICA LA’s outdoor courtyard space. Wrapping around the exterior façade of the museum, the sculpture features a chain-link fence overlaid with what appears to be standard orange safety netting. Upon closer inspection, this material is revealed to be laser-cut Chinese faux-silk brocade. With its bright pop of color and cheap quality, the fabric recalls kitschy renditions of Chinese clothing more than the original Cantonese cheongsam or Mandarin qipao. Commonly worn as souvenirs or costumes, these garments have become a caricatured symbol of Asian-ness—as much a fantasy of the Orient as imagined by the West as a reclamation and celebration of Chinese culture.

The work’s title, in contrast, suggests another kind of Asian-ness—that of Asian-American-ness, which may not always be immediately legible as “Asian.” With one version of Asian-ness juxtaposed against another, the fence serves as an explicit embodiment of the contested lines drawn around representation, demonstrating the ineffectiveness of attempting to draw such boundaries in the first place. Admission to ICA LA is free. ICA LA is located at 1717 E. 7th St., Los Angeles. [theicala.org](http://theicala.org)

NOW - SEPT. 2

**LA BREA TAR PITS:**  
“SUMMER OF SLOTHS”

Now through Labor Day, visitors can enjoy special programming at La Brea Tar Pits that celebrates the science and wonder of sloths. This summer, visitors can participate in unique self-guided tours, witness the Ice Age coming to life in “Titans of the Ice Age,” and even touch a fossil. Sloths are iconic symbols of Ice Age Los Angeles and La Brea Tar Pits. The giant and slow-moving creatures that once inhabited L.A. have a chill and laid-back charm that resonates with Angelenos. Three different types of sloths have been found at the Tar Pits: the Shasta, the Jefferson’s and the Harlan’s ground sloth; all much bigger and more intimidating than modern-day sloths. Excavator tours run Mon.-Fri. at 1 p.m. and Sat.-Sun. at 10:30 a.m. and 1 p.m. “Discoveries From the Tar Pits” screens daily at 3:30 p.m. Admission is \$15 for adults, \$12 for students and seniors, and \$7 for children 3-12 years old. The La Brea Tar Pits is located at 5801 Wilshire Blvd., Los Angeles. [tarpits.org](http://tarpits.org)

AUG. 28

**GREYSTONE THEATRE:**  
“PLAY READINGS: ‘THE LOVE LIST’ BY NORM FOSTER”  
6:30 P.M.

In this side-splitting and thought-provoking new comedy, Leon and Bill concoct a list of attributes of the ideal woman - the top 10 best qualities in a mate. When this allegedly “ideal woman” actually arrives on the scene, the men quickly learn that their list could use a few revisions. Careful what you wish for - especially in choosing a mate. This old adage leads to hilarious results in Foster’s sparkling comic hit. Tickets are \$10 for Beverly Hills residents and \$15 for non-residents. Greystone Mansion is located at 905 Loma Vista Drive, Beverly Hills. [beverlyhills.org](http://beverlyhills.org)

AUG. 24

**THEATRE 40:**  
“LOVE LETTERS”  
2 P.M.

Theatre 40 presents “Love Letters.” Juliet Mills and Maxwell Caulfield star in this romance about the correspondence between a loving man and woman that spans decades. The play is written by A.R. Gurney and directed by Jules Aaron. Proceeds from this event support the continuing activities of Theatre 40, a non-profit organization. Theatre 40 is located at 241 S. Moreno Dr., Beverly Hills 90212. The venue is on the campus of Beverly Hills High School. Free onsite parking is available beneath the theatre and can be accessed via the driveway at the intersection of Durant and Moreno Drives. [theatre40.org](http://theatre40.org)

SEPT. 6

**ACADEMY MUSEUM OF MOTION PICTURES: “JAMES BALDWIN AT THE MOVIES”**  
7:30 P.M.

Whether in his deeply personal “Notes of a Native Son” or his acclaimed “Go Tell It on the Mountain,” the brilliant novelist, essayist, playwright, poet, and civil rights activist James Baldwin (1924-1987) always spoke through his writing with an incredible urgency and resonance. His persisting message, which insists on equality and humanity, remains alive today thanks to filmmakers who have supplied nuanced views on the writer and orator that artfully supplement his legacy. On the occasion of Baldwin’s centenary, the Academy Museum presents a series of films adapted from his literary works alongside documentaries that spent time with Baldwin while he was alive and posthumous pieces that reflect on his remarkable legacy. The first film in the series is “I Heard It Through the Grapevine” in 4K. Tickets are \$10 for adults, \$7 for seniors and \$5 for students and children. The Academy Museum is located at 6067 Wilshire Blvd., Los Angeles. [academymuseum.org](http://academymuseum.org)



Photo by Cooper Bates

Garikayi Mutambirwa, Brooke Bundy and Kyle T. Hester in “Design for Living” at the Odyssey Theatre until Aug. 25



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## Nazarian Hosts Yaroslavsky at Roundtable



Photo courtesy of Vice Mayor Sharona Nazarian

Vice Mayor Sharona Nazarian said she hopes to hold more conversations with a wider variety of voices.

BY JOEY WALDINGER

Vice Mayor Sharona Nazarian hosted an Aug. 14 roundtable discussion with Los Angeles City Councilmember Katy Yaroslavsky, 5th District, as part of an ongoing effort to build dialogue between elected officials and the Persian Jewish community in Beverly Hills and LA.

After pro-Palestinian protesters blocked the entrance to a Pico-Robertson synagogue in June, leading to a violent clash with pro-Israel counterprotesters, Yaroslavsky invited Nazarian to a roundtable with LA Mayor Karen Bass, during which they discussed the underrepresentation of Persian Jews in regional leadership.

See **ROUNDTABLE**, page 9

## Self-Driving Car Service Arrives in Beverly Hills



Photo courtesy of Waymo

Last month, Mayor Lester Friedman sent a letter to state lawmakers in support of legislation allowing cities to regulate self-driving vehicles.

BY JOEY WALDINGER

Like jetpacks and space tourism, self-driving cars were once the stuff of an imagined far-away future. Not anymore. After an August expansion of its services, Beverly Hills residents can now travel in Waymo's self-driving cars across 79 miles of greater Los Angeles, from the Santa Monica Pier to the edge of

downtown.

In Beverly Hills, the service is available everywhere south of Santa Monica Boulevard, but Product Manager Nick Rose said that the company expands its coverage based on user feedback and where people are traveling most.

Last week, Vice Mayor Sharona Nazarian  
See **WAYMO**, page 10



**Zeng Fanzhi**  
*Untitled*, 2018  
Oil on canvas  
98 7/16 × 137 13/16 inches


Los Angeles County Museum of Art, purchased with funds provided by Dominic and Ellen Ng (M.2018.231).  
© 2023 Zeng Fanzhi. Courtesy of the artist and Hauser & Wirth Gallery

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# City Prevails in Lawsuit Regarding Declaration of Surplus Land



A Los Angeles County Superior Court Judge has ruled in favor of the city of Beverly Hills, determining that the city did not violate California's Surplus Land Act or the Brown Act.

On July 25, the Hon. James Chalfant denied the writ petition filed by the group "Public Land for Public Use."

The writ petition alleged that the city violated the Surplus Land Act by declaring city-owned property on Foothill Road to be surplus as defined in the Surplus Land Act. The petition also alleged that the city violated the Brown Act based on the agenda description and placement on the consent calendar for this item. Finally, the petitioner also alleged

that due process rights were violated based on the agenda issues and purported lack of notice to the public.

The court concluded that as to the Surplus Land Act issue, there was no cognizable cause of action resulting from the City Council declaring city-owned land to be surplus—a first step towards, but not a final action on, any lease. In addition, even if there was a cause of action, the court found that the city's findings to support the declaration were sufficient and that the city does not have a policy or procedure requiring public outreach prior to declaring land surplus.

On the Brown Act cause of action, the court found that the agenda item substantially complied with the Brown Act and provided enough evidence for a reader to understand the import of the matter before the City Council.

"We are very pleased with the court's decision," said Beverly Hills City Attorney Larry Wiener. "We have always maintained that the city handled this matter properly and that this case was without merit."

The city is entitled to recover its costs from the petitioner. ●

# L.A. Officials Tour RTWC

Representatives from the city of Los Angeles toured the Beverly Hills Police Department Real Time Watch Center on Aug. 22 with BHPD Chief Mark Stainbrook and Vice Mayor Sharona Nazarian.



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## WIZO Celebrates Gina Raphael

The Women's International Zionist Organization (WIZO) celebrated the 60th birthday of Chairperson Gina Raphael last week with special guest NAMI, the Beverly Hills Therapy Dog. The organization raised \$50,000 to fund a program in Israel that rehabilitates dogs at risk and pairs them with therapy for teens in need at the WIZO Gan Vanof Youth Village in Petach Tikvah.



Therapy dog NAMI was a special guest at Gina Raphael's birthday celebration.

## New Women's Center Opens

On Aug. 15, a ribbon-cutting ceremony took place to mark the opening of Breastlink Beverly Hills Women's Center, a joint partnership venture with Radnet and Cedars-Sinai.



Photo courtesy RadNet

Pictured (from left): Executive Vice President Cedars-Sinai Medical Network Jill Martin, President/CEO of the BH Chamber of Commerce Todd Johnson, Mayor Lester Friedman, RadNet CEO Dr. Howard Berger, President/COO RadNet Norman Hames and RadNet Regional Operations Manager Peter Young

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**FLAGS, from page 1**

This time around, City Council also requested the installation of flags to memorialize the hostages murdered since the attack. In addition, the city will place four temporary honorary street signs around the park designating the area as “October 7 Memorial Square”.

Earlier this year the Women’s International Zionist Organization California hosted a delegation of families of the hostages in Beverly Hills, who shared their heartbreaking stories of loss and uncertainty. Staff is currently working with the Israeli Consulate to determine the exact number and nationalities of the hostages who have been killed.

“I think adding the flags for the hostages is very important to a lot of people who are deeply impacted by that,” said Vice Mayor Sharona Nazarian. Nazarian also suggested that Council consider bringing back the display once again from Dec. 11 to 14 when Beverly Hills will be hosting the Mayors Summit Against Antisemitism.

In future meetings, the council will continue to discuss plans to establish a permanent Oct. 7 memorial.

“For a lot of us, this is something that’s seared into our memories,” said Councilmember John Mirisch. “Just yesterday, they rescued the bodies of six hostages who were murdered, and I would like there to be a constant reminder of this.”

Out of the \$75,000 budget for the installation, approximately \$47,000 will go to private security, \$20,000 will go to the flags, \$7,000 will go to upkeep and the replacement of damaged materials and \$1,000 will go to signs.

Beverly Hills Police Department Chief Mark Stainbrook recommended that the city have two private security guards at the installation, which is why security is the most expensive part of the project.

“When we first had the flags out, we had at least 11 or 12 incidents where there was vandalism, protest issues and other things in or near or around the flags,” said Stainbrook. “It’s a safety issue, I think, just to have one security guard there.”

In addition, Stainbrook said it is possible the flags could attract more protest this fall as tensions simmer around the upcoming election and UCLA students head back to campus.

“We don’t really know what will happen with the UCs in terms of protests there,” he said. “They may be really locked down against protests at the UCs, so since we’re close they may try to come to this area and hold protests or events.”

Last week, U.S. District Court Judge Mark C. Scarsi issued an injunction stating that UCLA must take action against antisemitic protests and ensure that all students, including Jewish students, have equal access to campus.

At the end of Tuesday’s meeting, Councilmember John Mirisch quoted Scarsi’s ruling which said, “In the year 2024, in the United States of America, in the state of California, in the city of Los Angeles, Jewish students were excluded from portions of the UCLA campus because they refused to denounce their faith.”

Mirisch said he was appalled that UCLA is appealing this decision and asked that next meeting council consider a motion calling on UCLA to drop the appeal and better protect Jewish students. ●

**SCE, from page 1**

the Trousdale Estates neighborhood has seen a spike in incidents in 2024. To the ire of councilmembers, SCE is unsure exactly what is causing this trend.

“The fact that, sadly, they don’t even really know what the issue is or why it’s caused, to me, indicates that there are systemic issues, and they don’t really take this seriously,” said Councilmember John Mirisch.

Mirisch recommended that the city and residents consider entering a class action lawsuit against SCE noting that “‘Groundhog Day’ was a fun movie if you’re a Bill Murray fan, but I’m not sure I enjoy living it.”

City Councilmembers said this is something they would be willing to discuss in a closed session meeting.

Many Trousdale residents attended the meeting to, once again, voice their grievances regarding the outages.

Resident Karen Platt said that when power goes out most residents are unable to report the problem on SCE’s website, because the Wi-Fi also goes out and there is weak cellular connectivity in the neighborhood. Furthermore, she continued, many elderly residents are especially vulnerable as they are unable to leave their homes during outages.

“A lot of those people who live in Trousdale are in their 70s, in their 80s or their 90s,” she said. “They can’t physically go out in front of their house and lift levers to get their gate released so they can get their car out. They can’t lift their garage door open.”

Fellow Neighborhood Association Co-President Shahram Melamed pointed out that the outages are especially dangerous for residents who rely on medical equipment.

“I am one of the people who uses a CPAP

because I have sleep apnea and when there’s no electricity, I don’t sleep,” he said.

Melamed also said many residents are at their wits ends after multiple meetings with SCE have failed to yield noticeable improvements.

“They just come here, they give lip service, and we go back and have to deal with all the problems,” he said.

SCE representatives, for their part, said the company was working hard to deliver improvements.

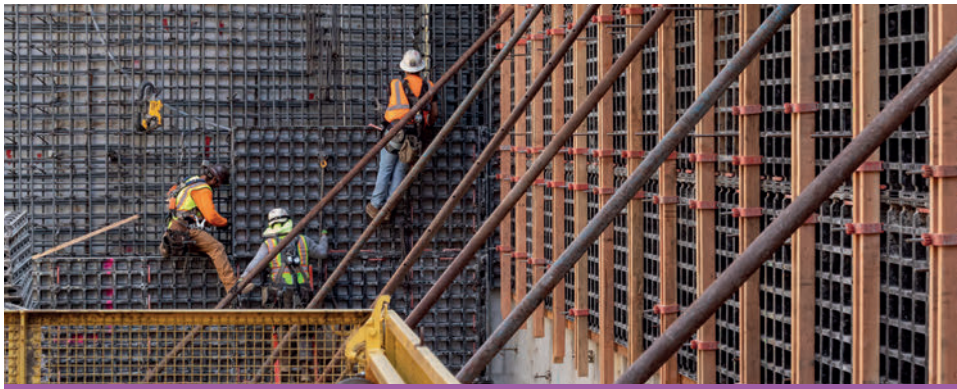
“Outages really are disruptive. I totally understand that. And we have a team together at the highest level of the company to try to figure out what’s going on,” said Forte.

SCE is installing additional fault indicators in Trousdale so they can diagnose issues faster, explained Engineer Rene Hernandez. In addition, they are sectionalizing parts of the electrical circuit to minimize the number of customers impacted by any given outage, he added.

Forte said that it is challenging to perform repairs in the Trousdale neighborhood, because it has a high groundwater level, meaning that water must be drained from underground electrical vaults before maintenance can be completed.

SCE is working with the city to identify areas in the neighborhood where power vaults can be moved above ground, so repairs can be made quicker in the future, she added.

Mayor Lester Friedman asked that SCE return to Council in around 60 days with more answers on why the Trousdale Estates neighborhood experiences such a high frequency of outages. ●



**D LINE SUBWAY EXTENSION PROJECT**  
Section 2 – Beverly Hills

## We’re building better transit from DTLA to the Westside.

### August Updates

The contractor will be completing the S Beverly Dr appendage work in August. Deck removal and street restoration will start on S Canon Dr this month.

Join us for the next community meeting.

### WHEN

Wednesday, September 18, 2024, at 6pm

### WHERE

Municipal Gallery at Beverly Hills City Hall  
455 N Rexford Dr, Beverly Hills, CA 90210



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purplelineext@metro.net  
metro.net/dline

D LINE EXT COBH 2

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**SPEECH ZONES, from page 1**

enjoyment” of public spaces and activities, but achieving that balance is no easy task.

“We still need a lot of work to get to a place where we’re going to feel comfortable with it,” Vice Mayor Sharona Nazarian said.

The free speech zones would be locations outside of a scheduled event where people could promote or solicit for their cause, City Manager Nancy Hunt-Coffey said. The number of spaces available would differ depending on the size of the venue or event, attendance would be on a first-come first-serve basis, and megaphones or other sound-amplifying devices would be prohibited, she added.

Hunt-Coffey said there would be slightly different rules for the Beverly Hills Farmers’ Market, where certain restrictions on speech are already in place. Though officials could establish a free speech zone inside the market, people are already allowed to

express their views outside the market’s perimeter.

With such broad guidelines, the city needs to be careful about inadvertently limiting speech, Nazarian said. For instance, one person may have a better understanding of the attendance policy than others, which could limit someone else’s ability to express their speech.

Nazarian also worried that the program would strain city resources. She wondered how staff would enforce rules, such as those prohibiting bullhorns, and noted that staff would have to monitor how many people occupy the space and for how long.

In response to a similar question from Councilmember Mary Wells, Hunt-Coffey said staff was imagining a “low-tech” solution where staff would set up an information booth and register people with clipboards.

Wells raised other logistical concerns, including how staff would regulate people



who leave and then want to return to the free speech zones, and what the protocol would be if someone declines to give their name when registering to enter.

Hunt-Coffey said staff had envisioned assigning time slots, and staff will provide more detailed responses to Wells' other questions when the item comes back to council.

Nazarian and Councilmember John Mirisch noted that the program could also present complicated questions about religious expression. Would there be different rules for someone proselytizing than for a rabbi being asked to wrap tefillin—a Jewish prayer ritual—which sometimes occurs at public events?

Councilmember Craig Corman asked if other cities have passed similar ordinances, and City Attorney Laurence Wiener said he is not aware of any that have.

Corman also asked if the potential ordinance has been analyzed "with respect to the existing First Amendment law," and Hunt-Coffey answered that the city has worked with an attorney from Richards, Watson and Gershon who has First Amendment expertise and helped "ensure that the measures here would meet criteria for First Amendment."

Given that the proposal has been reviewed by an attorney, Corman said he supported the concept, but would like to discuss the legal provisions in more detail at a closed session before bringing it back to a public meeting.

Wiener, however, said that would not be "doable" in a closed session.

"I'm supportive [of] the idea .... I just need

to feel comfortable we can do whatever we're talking about doing before we approve it," Corman said. "If it leads to litigation, and ultimately losing litigation, that doesn't serve anybody any good."

The council did not say when it would revisit the matter.

Also on Aug. 20, the council reviewed a list of financial recommendations to help the city address budget deficits anticipated over the next five years. The recommendations grew out of former Mayor Dr. Julian Gold's Blue Ribbon Committee, which looked at ways for the city to generate new revenue and cut costs.

The recommendations include structural changes like reviewing ongoing contractual service agreements, reconsidering future Metro security costs and implementing zero-based budgeting, and one-time changes like reviewing the holiday decorations budget and suspending or reviewing General Fund transfers for capital projects.

Staff also recommended changes to the Rodeo Drive Committee/Special Events Liaison, Social Services Ad-Hoc, Community Security Ad-Hoc and other commissions that could help reduce expenditures and increase efficiency.

Councilmembers supported the recommendations, though Corman and Wells both advised against cutting costs around Metro security and substations, and Councilmember John Mirisch suggested that staff explore the idea of becoming a charter city, which could

open new revenue opportunities.

Though Friedman said that following through with the recommendations could be difficult and requires a lot of care, the city will benefit in the long term.

#### ROUNDTABLE, from page 4

Nazarian and Yaroslavsky stayed in touch after that roundtable, and Yaroslavsky asked Nazarian to introduce her to leaders in the Persian Jewish community, prompting the discussion last week at Beverly Hills City Hall, Nazarian told the Courier.

"This meeting was particularly significant because after more than 45 years of the Iranian Jewish community's presence in Los Angeles, it marked one of the first opportunities for them to sit down with elected representatives and directly voice the issues that matter to them most," Nazarian said.

Yaroslavsky, whose district is home to a large Jewish community, said in a statement that the discussion centered on some of the biggest issues facing LA as a whole, including public safety, homelessness and antisemitism.

"While the fifth council district is home to many different communities, each with its own specific needs, we are also united by our shared values and common goals," Yaroslavsky stated. "We all want to feel safe in our neighborhoods. We all want our children to have the opportunity to grow and thrive. We all want clean streets and vibrant neighborhoods that reflect the best of what Los Angeles offers."

"This is not going to be pretty," Friedman said. "We're going to have to do it surgically with a scalpel ... it's not going to come easy, and I think we all have to be prepared for that. ●"

These are issues that cross city borders, Nazarian said, and she commended Yaroslavsky for listening to concerns from the Persian Jewish community and from constituents outside of her district.

"We're committed to building bridges, fostering unity and strengthening our community ties, even if it's a bit outside of our very own city borders," Nazarian said. "I'm honored that she had faith in me to facilitate this growth."

She added that LA's Persian Jewish community, which arrived in the region after fleeing religious persecution in Iran in the late 1970s, still contends with the trauma of that experience. Offering opportunities to speak directly to their elected representatives "is a great way ... to build a path forward" in the United States.

While Nazarian declined to comment on any specific initiatives that might come from the meeting, she is committed to keeping the dialogue open, and hopes to invite a greater diversity of voices into the fold.

"There are many, many, Persian leaders in the community," Nazarian said. "This was a small sample, and I think this is a great way to open doors for future dialog and conversation." ●



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# NOTICE OF PUBLIC HEARING

**DATE:** Thursday, September 12, 2024  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Meeting will be held in person at:  
 Commission Meeting Room 280A  
 Beverly Hills City Hall  
 455 North Rexford Drive  
 Beverly Hills, CA 90210

Members of the public may also participate via teleconference;  
 Details provided below

**PROJECT ADDRESS:** Citywide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **September 12, 2024**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

**A DRAFT ORDINANCE AMENDING BEVERLY HILLS MUNICIPAL CODE TO UPDATE OCCUPANCY PRIORITY STANDARDS FOR ELIGIBLE AFFORDABLE HOUSING UNITS AS RELATED TO THE CITY'S INCLUSIONARY HOUSING ORDINANCE AND STATE LAW REPLACEMENT UNITS, AND ADD A DEFINITION OF DISPLACEMENT; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALIFY ACT (CEQA)**

The proposed Ordinance would amend the Beverly Hills Municipal Code (BHMC) to:

1. Update the Occupancy Priority List for income-qualified households seeking occupancy in affordable housing units built under, and not limited to, the City's Residential Density Bonus regulations (Article 15.2 in Title 10, Chapter 3 (Zoning) of the BHMC), Inclusionary Housing Ordinance (BHMC Article 48 in Title 10, Chapter 3 (Zoning) of the BHMC), and State Law (California Government Code Section 66300 et seq.).
2. Include a definition of "displacement" under BHMC §10-3-1528 to mean persons who have been permanently or are at risk of being permanently displaced from their residences within the City of Beverly Hills under certain circumstances.

Once the Planning Commission reviews the draft ordinance and provides a recommendation, the draft ordinance will be reviewed and considered by the City Council at a future meeting.

**ENVIRONMENTAL REVIEW**

The draft ordinance was assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15305 of the State CEQA Guidelines for Minor Alterations in Land Use Limitations. The draft ordinance is also exempt from Section 15061(b) (3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does not extend to projects with no significant environmental effect. As a result, staff recommends the Planning Commission find that the draft ordinance is exempt under these provisions from any further review under CEQA.

**How to Participate**

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

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

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Wednesday, September 4, 2024 will be attached to the agenda report regarding this item. Any comments received after Wednesday, September 4, 2024, but prior the public hearing, will be distributed to the Commission under separate cover.

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

If there are any questions regarding this notice, please contact **Christine Delostrinos, Associate Planner** in the Planning Division at (310) 285-1125, or by email at [cdelostrinos@beverlyhills.org](mailto:cdelostrinos@beverlyhills.org). Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:  
 Christine Delostrinos, Associate Planner



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

**WAYMO, from page 4**

caught a ride in one of the service's autonomous vehicles—white Jaguars recognizable by the cone-shaped cameras attached to the roof. Though Nazarian was weary when she first got in, the trip felt so safe she almost forgot there was no one behind the wheel.

"It was incredible," Nazarian said. "It was a fantastic experience, and I think it'll help solve a lot of the concerns that we have regarding ... the Metro coming and assisting our residents with their transportation needs."

Although the technology has only recently taken off in Los Angeles, the Beverly Hills City Council has supported its growth for years. The council unanimously adopted a resolution in support of driverless vehicles in 2016, and last month, Mayor Lester Friedman sent a letter to state representatives in favor of SB 915, a law that seeks to empower local governments to regulate autonomous vehicle services like Waymo.

While Friedman noted that these services could bring immense benefits to cities, they must be responsibly managed to ensure the safety of all road users. To that end, SB 915 mandates that autonomous vehicle services can be overridden by first responders and allows cities to establish a permitting program including a cap on vehicle numbers and fare disclosure.

"These measures are vital for maintaining public confidence in the safety and reliability of autonomous vehicle services," Friedman stated. "They provide the necessary tools for cities to protect their residents while fostering the growth of innovative transportation solutions."

As an emerging field of technology, self-driving cars have not been incident free. In June, Waymo voluntarily recalled its mapping software in 672 vehicles after a car crashed into a utility pole, according to a National Highway Traffic Safety Administration (NHTSA) report. The report stated that a software update remedied the problem.

And on Aug. 22, Cruise, a General Motors' robotaxi service, recalled almost 1,200 vehicles following a two-year NHTSA investigation that found the service was involved in 10 crashes, four resulting in injuries, according to news reports.

But in an interview, Rose told the Courier that safety was Waymo's chief priority.

"We have a number of research papers ... backing up that already, the Waymo driver is avoiding collisions better than even an always attentive human driver," Rose said, adding that people can find more information at [Waymo.com/safety](http://Waymo.com/safety). "It's quite clear from the time that the car starts driving that this is a very safe experience."

Waymo spokeswoman Anjelica Price-Rocha added that with its fully electric fleet, Waymo helps greater LA accomplish the climate goals set by state and local leaders over the next few years, including that all new cars sold by 2035 be zero-emission.

"Part of the reason we decided to go for a ride-hail service model is that so more people can have access to shared, electrified transportation," Price-Rocha said. "We really firmly believe that this is one way in which we can help to decarbonize as much as we can in the cities in which we operate." ●

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**EVAN FUNKE**

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**HOUSING LAW, from page 1**

decision and direct city staff to process the project without further delay,” states HCD’s letter, in a copy obtained by the Courier.

In a statement shared with the Courier shortly before going to press, the city said it plans to respond to HCD with “detailed reasoning in support of its actions, which were taken in good faith,” by a Sept. 20 deadline.

“The city wants to clarify that the project has not been denied, and that the appeal hearing was related to procedural matters,” the statement continued. “What was originally submitted as a purely residential project has now morphed into a 73-room hotel and restaurant project with 35 fewer residential units, including a reduction of seven affordable units.”

Dave Rand, a lawyer for Pustilnikov, pushed back on the city’s response.

“HCD’s letter is clear that the allegedly ‘problematic’ project changes cited by the city are not a legally valid reason to reject the project and refuse to deem the application complete,” Rand told the Courier. “The state is telling the city in pretty clear and stark terms that these invented so-called procedural defects are not a reason to not process the project.”

The controversy has made its way all the way up to Governor Newsom, who commented to the online news site Politico about the matter. “While I’m glad Beverly Hills has finally adopted a compliant housing plan,

their attempt to block this housing project violates the law,” said Newsom.

“We can’t solve homelessness without addressing our housing shortage,” the governor’s statement continued. “Now is a time to build more housing, not cave to the demands of NIMBYs.”

The state’s position is that the city broke a housing law known as the builder’s remedy.

Under the builder’s remedy, developers can submit project applications that vastly exceed local zoning restrictions if a city does not have a compliant Housing Element.

Beverly Hills’ Housing Element was certified by HCD on May 1, 2024. Pustilnikov submitted a preliminary application for the project in October 2022.

The state and Pustilnikov believe that the builder’s remedy allows the Linden Drive project to advance, because the project application was submitted prior to the certification of the city’s Housing Element.

Although the state’s letter to the city focuses on the builder’s remedy, the city argues that this law is not the reason why the City Council opposed the project.

“The city’s action on the Linden project was procedural in nature and unrelated to the certification date of the Housing Element,” said the city in its statement.

Rand told the Courier he was pleased by the Notice of Violation letter, which confirmed what he already believed to be true regarding the city’s actions.

“Everything that the state has told the city we communicated with them, and we begged them to work with state law, but they rejected it,” he said. “What this letter says is that there are consequences today under state law for violating housing law.”

Both the state and Rand have threatened litigation if the city does not reverse course and accept the project application.

“As I told the City Council when we went before them on the appeal, this is not where we wanted to be, this is not what we signed

up for and what we were hoping for was to work with the city and find a path forward for the project,” said Rand. “There’s still an opportunity to do that, but because the council violated housing law, we will be vindicating our rights and the fact that the state is with us is only strengthening our resolve.”

In addition to the Linden Drive project, Pustilnikov has five other applications for builder’s remedy projects for large apartment complexes pending with the city. ●

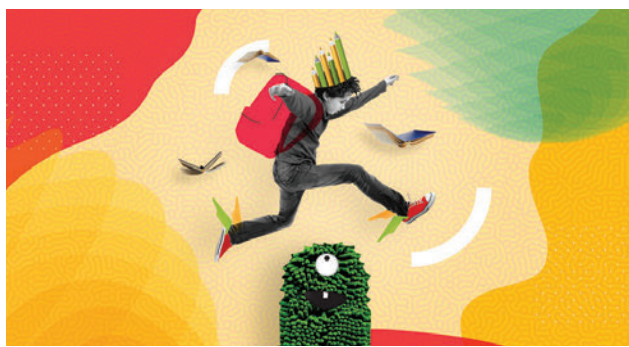
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## LA parents expect to outspend the national trend in Back-to-School shopping

By Summer Taylor and Rebecca Lohrey, Deloitte & Touche LLP



Los Angeles parents, also referred to as “local” parents throughout this article, kicked off the 2024-2025 school year with the tradition of shopping for pencils, notebooks, clothes, and even some technology. According to Deloitte’s 2024 Back-to-School survey, the national Back-to-School spend holds steady at \$31.3 billion, versus \$31.9 billion in 2023.

Local parents surveyed anticipated spending an average of \$921 per child this year—up from \$756 per child in 2023 and 57% higher than the projected national average of \$586 per child. Additionally, 86% of LA parents surveyed planned to spend the same or more than last year as things cost more.

### Splurge on must-haves and extracurriculars

Despite a cost-of-living squeeze, the majority of Los Angeles parents (93%) surveyed are willing to splurge on must-have products and brands, slightly higher than the 85% of respondents nationally who reported the same. Notably, 72% of Los Angeles

parents say their children’s preferences generally influence them to spend more, versus 61% of parents nationally.

In addition to spending on Back-to-School products, extracurricular activities are slightly more popular amongst Los Angeles parents than those surveyed nationwide. 9 out of 10 Los Angeles parents surveyed plan to enroll their children in extracurricular activities and spend an average of \$700 on fees and equipment per child. In comparison, 8 in 10 parents nationally plan to spend an average of \$582 on fees and equipment per child. Of note, 82% of Los Angeles parents surveyed consider extracurricular activities an investment for their children’s future, versus 73% nationally.

### Seeking deals and convenience

Los Angeles parents surveyed seek out retailers that offer convenience and savings when shopping for school. When determining where to spend most of their money, 7 out of 10 Los Angeles parents surveyed look for retailers in convenient locations that offer favorable delivery options and hassle-free returns.

Mass merchant retailers are the preferred destination for Los Angeles parents (69%), and they plan to spend the most of their Back-to-School budgets there (31%). Looking for convenience, local parents plan to visit an average of 5.0 retail formats, including mass merchant retailers, online retailers, and department stores, compared to 4.7 nationally.

### Impacts of economy and inflation

In line with Deloitte’s recent ConsumerSignals report indicating that inflation impacts budgets, Los Angeles parents surveyed

anticipate spending more per child this Back-to-School season than last year across all categories, including clothing and accessories (\$316 per child, versus \$285); tech products (\$648 per child, versus \$527); school supplies (\$202 per child, versus \$161); and other products, which includes hygiene products and educational furniture for the home (\$107 per child, versus \$94).

Deloitte’s survey revealed that spending on clothing and school supplies is expected to remain flat nationally at \$262 per child for both 2023 and 2024, and spending on tech products is expected to decline year-over-year (\$431 per child this year versus last year’s \$499).

### GenAI: in store and in class

Some Los Angeles parents (32%) said they are planning to use Generative AI (GenAI) for Back-to-School shopping this year. Of this group, more than three-quarters (76%) of local parents believe GenAI helps their shopping experience via product reviews, 86% to economize, and 31% to save time.

When it comes to GenAI in the classroom, 31% of Los Angeles parents surveyed say that their children are using GenAI in their schoolwork. Almost half of Los Angeles parents (46%) surveyed see it as a positive tool for academic performance and overall learning experiences.

The 2024 Deloitte Back-to-School survey highlights trends in local Back-to-School shopping behaviors, as compared to the nation. Los Angeles households appear to be reacting to economic shifts to support their children’s school needs, with a focus on must-haves, convenience, and deals.

Deloitte’s Consumer Industry Center polled parents of school-aged children, with respondents having at least one child attending school in grades K to 12 this fall. The Los Angeles survey polled a sample of 529 parents, while the National survey polled 1,198 parents in May and June 2024.

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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Most people shy away from criticism, but not you. You ask for the honest feedback you can learn from. You want to know what works for others and what doesn't so you can be as effective as possible.

**TAURUS** (April 20-May 20). Avoid being overly skeptical, overthinking things or reading too much into every outcome. Not everyone has a hidden agenda; some people are simply following their natural inclinations.

**GEMINI** (May 21-June 21). You're still new to a certain scene. Today there's an opportunity in the fact that others aren't paying close attention. It gives you a chance to experiment to see how to work a situation better.

**CANCER** (June 22-July 22). Because it's important to you to feel you have balanced honesty with kindness, you'll take more time in crafting thoughtful responses to people. This extra effort ensures your true feelings come respectfully through.

**LEO** (July 23-Aug. 22). You have a natural talent for making others feel comfortable, and that's a wonderful quality. However, it's also important to share your genuine thoughts and feelings. Authenticity strengthens relationships today.

**VIRGO** (Aug. 23-Sept. 22). Mental exercises are worth spending some time on. Record your findings, too. The fates favor you now and name you as the one most likely to be struck by a brilliant insight or a personal revelation.

**LIBRA** (Sept. 23-Oct. 23). Society too-often equates fun with laziness, idleness and avarice, but this is not a healthy perspective. Playfulness is not just for children; it's the essence of a productive life. Today, you'll make a fascinating connection while you play.

**SCORPIO** (Oct. 24-Nov. 21). Success stories are more fun coming from people you don't know or those you admire from a distance. Success stories from, say, a sibling are not always as palatable. A diplomatic reaction will help you in the future.

**SAGITTARIUS** (Nov. 22-Dec. 21). As for the people who demand a lot of attention, you shouldn't be saddled

with the responsibility of being the only one giving it to them. How can you take care of others and yourself, too? Today brings discussion, and solutions will follow.

**CAPRICORN** (Dec. 22-Jan. 19). No one got more successful by knowing things, and nor does owning things make a person a winner. It's the application of knowledge and the sharing of resources that make a person successful.

**AQUARIUS** (Jan. 20-Feb. 18). Who

has a problem-free life anyway? Problems are life's spicy seasoning. A bland life without challenges -- where's the fun in that? Embrace the chaos. There will be plenty, and it will keep things interesting.

**PISCES** (Feb. 19-March 20). Giving your attention well can be a lot of work. Socializing can seem like a chore, but just like the other chores, it must be done. The good life can appear in many different ways, but most of them include other people.



Stormy is the adoptable dog of this week. She is a 7-pound, 9-year-old Maltipoo in need of a new home. If interested in Stormy, please contact Kim Sill at Shelter of Hope at 310-770-3571.

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# Fun and Games

**SUDOKU**  
08/23/24 ISSUE

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**SUDOKU ANSWERS**  
08/16/24 ISSUE

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**PUZZLE ANSWERS**  
08/16/24 ISSUE

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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
08/23/24 ISSUE

**TAKE THE EL TRAIN**

BY CARYN ROBBINS / EDITED BY JOEL FAGLIANO

Caryn Robbins is a retired editor living on the east end of Long Island with her husband and two Havanese dogs. An avid lifelong solver, she discovered puzzle-constructing during the pandemic through an online course. This theme came to her in the throes of planning her daughter's nuptials, inspiring the example at 23-Across. Her favorite theme clue is 38-Across, which paints a great mental picture.

**ACROSS**

- 1 Shoots for the moon
- 8 Saudi's neighbor
- 13 Gets ready to surf, maybe
- 19 Annoyance for a shopkeeper
- 21 Japanese takeout option
- 22 Best of all possible worlds
- 23 Say "O di" instead of "I do"?
- 26 Le Mans race unit: Abbr.
- 27 Keep from happening
- 28 "Once Upon a Mattress" prop
- 29 Longtime hair-removal brand
- 30 Word with hose or line
- 32 Sewing-machine pioneer Howe
- 34 Expert conclusion?
- 37 Like some wits and wines
- 38 Eviction notice sent to a New York deli owner?
- 43 Roadwork might push it back, in brief
- 44 Like many London skies
- 45 Something fishy
- 46 Back in time
- 47 Scatterbrain
- 50 "This thing is SHARP! It handles potatoes and carrots with ease," e.g.

- 56 "The Kiss" sculptor
- 57 Stage a hostile takeover of
- 60 Blue dye
- 61 Inits. for a hit
- 62 Dept.-store inventory
- 64 Face-planted
- 66 Dodge S.U.V.
- 69 Interior decorator's assertion that bold colors are back in style?
- 73 Like the view from Big Sur
- 75 Kind of farm
- 76 Survive a round of musical chairs
- 77 Setting for the musical "Two by Two"
- 78 Inveigh (against)
- 81 E-bike alternative
- 83 Smother, as with sauce
- 87 Santa's routes on Christmas Eve?
- 91 "I categorically deny that!"
- 93 Job-listing abbr.
- 94 One might be organized by habitat
- 95 "A Death in the Family" novelist
- 97 Wall St. debut
- 98 Advice after one's rival scores a perfect 10?
- 104 "Me day" destination
- 106 Org. with a PreCheck option
- 107 What fumaroles emit
- 108 Like streets, but rarely alleyways
- 109 River through Florence
- 111 Give an allowance?

- 114 Lukewarm
- 116 Had a session
- 117 Airline's promise to improve its timeliness?
- 124 Rim protector
- 125 "\_\_\_\_\_ is to place as eternity is to time": Joseph Joubert
- 126 Where the entire "Newhart" series actually took place
- 127 Guiding principles
- 128 Hollandaise-sauce ingredients
- 129 They might get worn down while solving crosswords

- 17 Loser in the 2024 Stanley Cup final
- 18 Meanspirited
- 20 Regard highly
- 24 Dr. Marcus of old TV
- 25 Greek goddess of the earth
- 30 Alfresco dining spot
- 31 Positions that require flexibility?
- 33 Desertlike
- 35 Traffic jams
- 36 Intense demeanor
- 38 Compote fruit
- 39 Language whose name starts and ends with the same letter
- 40 Looney Tunes bunny
- 41 Admitted to a doctor's office
- 42 Ending of a political address
- 48 Euphoric moments
- 49 Not go further than
- 50 Panini maker, e.g.
- 51 Textbook example
- 52 Purges
- 53 First word of a Stevie Wonder hit
- 54 Part of a joule
- 55 Romance
- 58 Likely victim on April Fools' Day
- 59 Actress Hagen
- 63 Hollywood hopefuls
- 65 Final purpose, to Aristotle
- 67 Surprise 100-Downs
- 68 "Ad \_\_\_\_\_" (2019 sci-fi film)
- 69 Hazard for a jet skier
- 70 Do in
- 71 Drink like a dog

- 72 Its prime minister is known as the Taoiseach: Abbr.
- 73 When doubled, a dance
- 74 "\_\_\_\_\_ y plata" (state motto of Montana)
- 79 Sparkling-juice brand
- 80 Ill-gotten gains
- 82 Milkweed leaves, for a monarch caterpillar
- 84 Athena's gift to Athens
- 85 Totally exhausted
- 86 Bright light in the big city
- 88 Zodiac feline
- 89 Type of type
- 90 Academy endorsements, casually
- 92 Many a babysitter
- 95 Visibly stunned
- 96 Early NASA program
- 98 Europe's second-longest river
- 99 Chutzpah
- 100 Go on the offensive
- 101 Some farm machines
- 102 Kappa follower
- 103 Mideast dignitaries: Var.
- 104 Drop in for a sec
- 105 Honored
- 110 Predator that can weigh up to six tons
- 112 Like child's play
- 113 Embarrassing mistake?
- 115 Sea-turtle nesting site
- 118 Indian lentil dish
- 119 Many debut releases, in brief
- 120 Mule of old song
- 121 Dent or scratch
- 122 Barber's obstacle
- 123 Contacts on Instagram, informally

**ANSWERS FOUND IN NEXT WEEK'S PAPER...**

# Public Notices



**DEPARTMENT OF THE TREASURER AND TAX COLLECTOR**

## Notice of Divided Publication

### NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2022, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2021-22 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2021-22 taxes remain defaulted after June 30, 2025, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2026. All other property that has defaulted taxes after June 30, 2027, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2028. The list contains the name of the assessee and the total tax, which was due on June 30, 2022, for tax year 2021-22, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at [tlc.lacounty.gov](http://tlc.lacounty.gov) or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 6, 2024.

**ELIZABETH BUENROSTRO GINSBERG  
TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA**

Assessees/taxpayers, who have disposed of real property after January 1, 2021, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

### ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2022, for the taxes, assessments, and other charges for the Tax Year 2021-22:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2022 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2021-2022. AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ABEND, PHILLIP G AND HANNAH TRS ABEND FAMILY TRUST S116 1460 CARDIFF AVE LOS ANGELES CA 90035-3228 4306-005-017 \$4,518.43  
ABROZI, SAYEH 2274-004-033 \$22,665.90  
AFTALION, SIMON M TR SIMON M AFTALION TRUST S116 121 S PALM DR NO 301 BEVERLY HILLS CA 90212-3537 4331-018-128 \$12,927.10  
AIMESLY LLC S116 447 N DOHENY BEVERLY HILLS CA 90210 4342-036-090/S2021-010 \$58,332.37

AMIN, YASHAAR AND SMIN, LESLIE A 4383-019-021 \$479.85  
ARKEL, ANTONY A TR ANTONY A ARKEL TRUST S116 WANDA PARK DR LOS ANGELES CA 90210-1431 4383-001-018/S2019-010 \$714.54  
AYOUB, JOSEPH S116 820 S SHERBOURNE DR 101 LOS ANGELES CA 90035-2379 4333-024-055 \$27,085.46  
BABZADEH, MOSES AND NAS-SIRIPOUR, MARYAM S116 516 N MAPLE DR BEVERLY HILLS CA 90210-3409 4341-015-009 \$7,742.28  
BASSETT, ROBERT D DECD EST OF 4371-032-032 \$594.86  
BELL, MONICA 2274-019-038 \$5,225.62  
BELWOOD INVESTMENTS LLC S116 2201 SUNSET PLAZA DR LOS ANGELES CA 90069-1206 5561-026-021 \$58,940.47  
BENZIES, LESLIE P S116 9442 SIERRA MAR PL LOS ANGELES CA 90069-1739 4392-004-004 \$54,478.94  
BRANMARK GROUP LLC AND SAADIAN, GEORGE S116 405 EVELYN PL BEVERLY HILLS CA 90210-1835 4391-004-015 \$94,836.02  
BSD INVESTORS TEAM LLC 4371-016-006 \$13,613.33  
4371-041-014 \$297.33  
4371-041-015 \$297.33  
4371-041-016 \$297.33  
4371-041-017 \$524.63  
4371-041-020 \$297.33  
4371-042-023 \$1,001.72  
4371-044-015 \$5,188.83  
4371-044-024 \$32,786.86  
BSD PROPERTIES 18 LLC S116 9930 SANTA MONICA BLVD BEVERLY HILLS CA 90212-1607 4328-002-009/S2020-010 \$979,243.15  
BURNS, MARVIN G CO TR HAROLD EDELSTEIN DECD TRUST 4371-005-023 \$452.43  
CFC 27 LIMITED 4371-024-007 \$4,903.43  
4371-024-008 \$439.93  
COLLINS, MARVIN TR MELVIN L GIBSON DECD TRUST S116 6080 ALCOTT ST LOS ANGELES CA 90035-3837 5068-003-053 \$107,674.67  
COOPER, NORMA S116 1962 S CRESCENT HEIGHTS BLVD LOS ANGELES CA 90034-1618 5066-010-003 \$147.56  
CUTTER PROPERTIES LLC S116 321 N OAKHURST DR NO 302 BEVERLY HILLS CA 90210-5826 4342-003-031/S2021-010 \$3,382.52  
DEMOGENES, TOM 4380-031-006 \$1,241.45  
DIONISIO, ROY M 4371-025-007 \$449.28  
DOUGLAS CRESCENT LLC S116 1210 BENEDICT CANYON DR BEVERLY HILLS CA 90210-2728 4348-017-026 \$6,334.59  
ELKAYAM LLC S116 9366 W OLYMPIC BLVD BEVERLY HILLS CA 90212-4540 4330-029-002 \$95.22  
ELLIS, PHILLIP R 4380-024-008 \$177.86  
EMUNAH PROPERTIES BH LLC S116 1714 FERRARI DR LOS ANGELES CA 90210-1603 4355-002-033 \$46,461.09  
ETE, SONIAM S116 234 S GALE DR NO 209 BEVERLY HILLS CA 90211-5400 4333-030-120 \$35,141.03  
FABIAN, ERIN T S116 165 N SWALL DR APT 201 BEVERLY HILLS CA 90211-1994 4335-029-110/S2021-020 \$1,040.80  
FARHAD, YAGHABI 4371-032-014 \$547.97  
FIXEL, LOREN ET AL WISNEFSKY, YEHUDIS 4371-018-003 \$1,908.48  
GARCIA, SUSANA S116 8958 W 24TH ST LOS ANGELES CA 90034-2010 4302-015-008 \$18,699.16  
GHOLIAN, PAYAM S116 2289 BETTY LN LOS ANGELES CA 90210-1726 4387-014-002 \$103,401.09  
GLATT, PHYLLIS E DECD EST OF 4371-031-003 \$119.68  
4371-038-012 \$119.50  
GLEASON, LAURENCE D CO TR L AND E GLEASON TRUST S116 2072 COLDWATER CANYON DR LOS ANGELES CA 90210-1733 4387-031-010 \$77,528.66  
GOLDSCHMIDT, PETER A II TR PETER A GOLDSCHMIDT II TRUST S116 3522 KNOBHILL DR LOS ANGELES CA 91423-4409 2274-008-008/S2021-010 \$91.27  
GUY, DIANA TR DIANA GUY CHILDREN TRUST S116 339 N REXFORD DR BEVERLY HILLS CA 90210-4909 4343-002-020 \$15,881.67  
HANASSAB, FARID TR F F F NASSIR IRREV TRUST S116 9249 BURTON WAY 201 BEVERLY HILLS CA 90210-3723 4342-010-050/S2019-020/S2020-020 \$13,983.16  
HAO, SIJIA S116 8712 GREGORY WAY NO 404 LOS ANGELES CA 90035-1748 4333-014-058/S2020-010/S2021-010 \$34,385.62  
HARMONY FORTUNE HOLDINGS LIMITED S116 1 CENTURY DR NO 8C LOS ANGELES CA 90067 4319-017-046 \$64,659.64  
HART, MARISA L TR MARISA HART TRUST S116 8672 W OLYMPIC BLVD LOS ANGELES CA 90035-1913 4332-020-003 \$19,689.02  
S116 8668 W OLYMPIC BLVD LOS ANGELES CA 90035-1913 4332-020-004 \$19,364.20  
HILLA GROUP LLC 2384-021-058 \$56.05  
HILLET H BROWN REAL PROPERTY LP LESSOR NEW LION ENTERPRISES LLC LESSEE 4331-018-001 \$18,954.08  
4331-018-002 \$6,131.75  
4331-018-003 \$6,132.33  
S116 9134 WILSHIRE BLVD BEVERLY HILLS CA 90212-3401 4331-018-004 \$12,684.54  
HOFFMAN, NATHAN V AND MADELYN E S116 317 S HOLT AVE UNIT 14 LOS ANGELES CA 90048-6202 4334-009-153/S2019-010 \$11,601.17  
HOLLYWOOD HILLS VILLAS LLC S116

875 COMSTOCK AVE NO 8B LOS ANGELES CA 90024-7508 4359-022-078/S2021-010 \$38,486.24  
HUR, HYEJOO SHIN AND EUN SEONG S116 132 N SWALL DR 301 LOS ANGELES CA 90048-3037 4335-001-104 \$64,208.25  
JALALI, JOUSEF AND CHARISSA TRS Y AND C JALALI TRUST 2274-020-022 \$1,333.44  
2274-020-024 \$17,803.01  
JAWAHERI, ALEXANDER TR LEXINGTON TRUST S116 441 N OAKHURST DR NO 703 BEVERLY HILLS CA 90210-3972 4342-034-073 \$547.13  
JEWISH EDUCATIONAL MOVEMENT S116 9023 W PICO BLVD LOS ANGELES CA 90035-1309 4332-008-024 \$103,882.64  
S116 9039 W PICO BLVD LOS ANGELES CA 90035-1309 4332-008-025 \$67,750.73  
JKV HOMES LLC S116 1523 3/8 N DOHENY DR LOS ANGELES CA 90069-1103 5561-016-025 \$72,887.29  
JOHNSON, RICHARD TR RADAR 1740 TRUST S116 1740 BEL AIR RD LOS ANGELES CA 90077-2731 4371-003-009 \$745,340.13  
JR RODEO DRIVE BEVERLY HILLS PROPERTY LLC S116 625 N RODEO DR BEVERLY HILLS CA 90210-3207 4345-024-013/S2020-010/S2021-010 \$74,444.62  
JRB CAMDEN LLC S116 808 N CAMDEN DR BEVERLY HILLS CA 90210-3026 4345-011-010 \$2,104.83  
KEREKHA, STANLEY AND PATIENCE TRS KEREKHA FAMILY TRUST S116 2016 S BEDFORD ST APT 0001 LOS ANGELES CA 90034-1249 4302-023-004 \$16,655.79  
KITE, COURTNEY D 2272-028-014 \$7,358.03  
KLEIN, JARED M AND ROKHSAR, NANCY S116 200 N SWALL DR L 253 BEVERLY HILLS CA 90211-1700 4335-020-083/S2021-010 \$46,603.44  
KOROL, KARINA S116 8902 GUTHRIE AVE LOS ANGELES CA 90034-1105 4302-018-016 \$11,113.80  
KOTLIAR, CHARLES R S116 1135 SUNSET VALE AVE LOS ANGELES CA 90069-1712 4392-014-033 \$66,073.14  
KRAIEMS, MOSHE TR ALMONT PROPERTY TRUST S116 241 S ALMONT DR BEVERLY HILLS CA 90211-2506 4331-027-011 \$49,462.27  
K3B ENTERPRISES LLC S116 9996 SUNSET BLVD BEVERLY HILLS CA 90210-3010 4345-003-001 \$640,838.73  
LEE, MICHELE C TR LEE FAMILY DECD TRUST S116 1509 S HAYWORTH AVE LOS ANGELES CA 90035-3923 5068-018-029 \$41,146.30  
LEFFERMAN, MATTHEW AND JILL S116 9440 CRESTA DR LOS ANGELES CA 90035-4121 4306-028-001 \$146,731.61  
LEON PROPERTIES S116 816 MONTE LEON DR BEVERLY HILLS CA 90210-2629 4350-001-015 \$2,937.62  
LESTER, GREGORY S116 1101 REXFORD DR NO 202 LOS ANGELES CA 90035-1239 4330-032-037 \$14,518.33  
LINCOLN, KARA J ET AL YUDIS, MAURICE 4371-036-018 \$1,341.48  
4371-036-019 \$1,341.48  
MACMASTER ELECTRICAL AND MARINE INC 4380-003-016 \$405.57  
MARIE, FARRAH F 4371-024-003 \$501.40  
MILACA 1 LLC S116 4020 MILACA PL LOS ANGELES CA 91423-4423 2274-002-026 \$27,529.79  
MM SUNSET LLC 4384-026-024 \$78,906.93  
MORK, STEPHANIE C S116 10434 CORFU LN LOS ANGELES CA 90077-2716 4371-006-029 \$53,672.48  
NETAN ELI HEBREW ACADEMY S116 1518 S ROBERTSON BLVD LOS ANGELES CA 90035-4232 4303-002-005 \$91.36  
NEW BEDFORD GOLDEN TRIANGLE LLC S116 360 N BEDFORD DR BEVERLY HILLS CA 90210-5129 4343-021-001 \$20,755.46  
NEW BRIGHTON GOLDEN TRIANGLE LLC S116 9632 BRIGHTON WAY BEVERLY HILLS CA 90210-5110 4343-021-018 \$14,085.92  
NORTHSOUTH CAPITAL LLC S116 1400 LAUREL WAY LOS ANGELES CA 90210-2253 4355-015-053/S2020-010/S2021-010 \$159,321.03  
PARK, MOON J S116 443 PALM DR 202 BEVERLY HILLS CA 90210 4342-033-044 \$110,918.26  
PERKINS, MEMI C 4371-035-004 \$1,470.88  
PEYMAN, RAMIN TR JOSHUANEKAMICAH 26 TRUST S116 1514 S CANFIELD AVE LOS ANGELES CA 90035-3218 4305-005-010 \$34,420.32  
PLATT, RICHARD M TR PLATT FAMILY TRUST S116 9000 W 3RD STREET 501 LOS ANGELES CA 90048 4335-014-098/S2020-010 \$1,095.22  
PULLAN, COLIN CO TR CANFIELD PROPERTY TRUST AND SHALOM, JACQUELINE R S116 1431 S CANFIELD AVE LOS ANGELES CA 90035-3224 4305-002-001 \$1,860.26  
RAIGOZA, DAMIANO O AND IRENE 4383-017-015 \$1,140.21  
REMER, JEFFREY AND JESSICA S116 9625 HOLCOMB ST LOS ANGELES CA 90035-2916 4306-011-009 \$12,520.51  
SAMUELSSON, ARIANE B CO TR SAMUELSSON FAMILY TRUST S116 9924 BEVERLY GROVE DR LOS ANGELES CA 90210-2121 4356-026-012 \$15,055.95  
SMILEY, TARIK TR ATD TRUST S116 9814 HYTHE COURT LOS ANGELES CA 90210-1016 4382-002-009 \$251,385.35  
SMITH, DONNA 4371-030-032 \$348.96  
SMITH, GEORGIANN 2386-014-023 \$129.49  
SMITH, MARELL L 4371-027-012 \$624.07

4371-032-019 \$616.32  
SMITH, MARRELL 4371-036-012 \$970.02  
4371-046-020 \$935.43  
SOEWATDY, SARAH S116 1 CENTURY DR NO 17D LOS ANGELES CA 90067 4319-017-079 \$114,600.35  
SOLEIL DEVELOPMENT LLC 2274-019-028 \$4,906.04  
TODOROV, HRABAR ET AL PESHEVA, HRISTINA S116 3313 COY DR LOS ANGELES CA 91423-4527 2274-022-012 \$60,195.38  
WICKS, ROGER A AND EVA 2384-009-052 \$129.74  
WISEAU, THOMAS P S116 639 N DOHENY DR BEVERLY HILLS CA 90210-3526 4341-032-034 \$20.11  
XIN, XIAOMIN S116 3035 LAKE GLEN DR LOS ANGELES CA 90210-1313 4386-002-013 \$231,311.57  
YAZAM 2 LLC 4371-026-035 \$1,956.03  
YOUNG ISRAEL OF NORTH BEVERLY HILLS 4342-007-018 \$526.17  
ZAMORA, FILIBERTO AND VENTURA AND SANCHEZ, ROBERTO S116 1416 S CRESCENT HEIGHTS BLVD LOS ANGELES CA 90035-3810 5068-011-007 \$9,164.59  
ZAR, PARHAM CO TR PARHAM AND SHOSHANA ZAR TRUST S116 1214 BEVERLY VIEW DR LOS ANGELES CA 90210-2039 4357-017-027 \$238,631.28  
ZIABARI, NASSER A TR ZIABARI TRUST S116 439 N DOHENY DR NO 101 BEVERLY HILLS CA 90210-5705 4342-036-040 \$14,469.54  
108 VENTURA GROUP LLC S116 9362 NIGHTINGALE DR LOS ANGELES CA 90069-1119 5561-009-035 \$129,485.26  
1440-1450 EAST SEVENTEENTH STREET LLC S116 336 S LINDEN DR BEVERLY HILLS CA 90212-3707 4328-012-018/S2018-020/S2019-010 \$7,715.15  
1471 SUMMITRIDGE LLC 4355-005-001 \$55,973.71  
15211 FRIENDS STREET INC 4380-033-004 \$1,990.92  
1845 BENEZIA LLC S116 1845 BENEZIA AVE LOS ANGELES CA 90025-5011 4319-009-023 \$68,056.64  
2609 S FAIRFAX LLC S116 617 N LINDEN DR BEVERLY HILLS CA 90210-3223 4345-020-009/S2021-010 \$120,749.76  
5B ENTERPRISES LLC 5561-013-001 \$114,970.17  
600 CLINTON PI LLC S116 600 CLINTON PI BEVERLY HILLS CA 90210-1917 4391-039-014 \$422,286.14  
CURTISS, INGRID TR INGRID CURTISS TRUST S116 467 N BONHILL RD LOS ANGELES CA 90049-2323 4494-014-008 \$30,883.38  
FOUR CORNERS INVESTMENT ENTERPRISES LLC S116 11715 GOSHEN AVE PH1 LOS ANGELES CA 90049 4265-010-189/S2020-010/S2021-010 \$42,547.57  
FRANK, GARY B CO TR FRANK NEWMAN TRUST S116 861 S BUNDY DR LOS ANGELES CA 90049-5216 4264-010-084 \$11,921.47  
GUTHMAN, MITCHELL J TR MITCHELL GUTHMAN TRUST S116 814 AMHERST AVE NO 101 LOS ANGELES CA 90049-5292 4264-011-031 \$11,231.27  
HOLZL, DIANNE C TR HOLZL TRUST S116 289 S BARRINGTON AVE A108 LOS ANGELES CA 90049-3356 4401-009-011 \$10,057.99  
ISLAS, ODETTE TR ODETTE ISLAS TRUST S116 11687 MONTANA AVE NO 201 LOS ANGELES CA 90049-4624 4401-024-098 \$17,710.58  
KASK, TOIVO AND LYNN AND KASK, KARA S116 11901 W SUNSET BLVD NO 217 LOS ANGELES CA 90049-4202 4402-010-060 \$468.57  
KING TEMPLETON, KEVIN TR KING TEMPLETON TRUST AND TEMPLETON, PATRICK B S116 11646 CHENAUPT ST 18 LOS ANGELES CA 90049-4524 4401-025-036/S2021-010 \$916.62  
MAHERBAYAN, MOUSA AND VOJDANI, GHODSI AND MAREHBAN, JOSHUA S116 225 ASHDALIE AVE LOS ANGELES CA 90049-2404 4366-009-010 \$472.00  
MARIE BERG FAMILY PARTNERSHIP LP 4404-025-005 \$910.56  
MASJEDI, KOUROSH TR ADSOP TRUST S116 11027 W SUNSET BLVD LOS ANGELES CA 90049-3224 4366-002-010 \$578.44  
NELSON, STEVEN W AND LANDES, ALEXANDRA S116 11363 BERWICK ST LOS ANGELES CA 90049-3413 4365-016-012 \$103,650.10  
PHILLIPS, JOSHUA CO TR J AND J PHILLIPS TRUST S116 1559 N BUNDY DR LOS ANGELES CA 90049-1520 4493-029-001/S2021-010 \$41,131.74  
ROSCHER, ARNO A TR A AND A ROSCHER TRUST S116 1113 26TH ST SANTA MONICA CA 90403-4637 4266-016-062 \$24,919.54  
SALUDA GRADE ALTERNATIVE MORTGAGE TRUST S116 13023 W SUNSET BLVD LOS ANGELES CA 90049-2527 4406-001-021 \$319,176.52  
S116 13043 W SUNSET BLVD LOS ANGELES CA 90049-2527 4406-001-022 \$129,235.83  
SILLS, JACOB AND DAVIS, GABRIELLE S116 508 N BUNDY DR LOS ANGELES CA 90049-2832 4402-015-005/S2020-010/S2021-010 \$3,812.88  
VALENTE, MARIO B AND SHARON TRS VALENTE FAMILY TRUST S116 346 N BOWLING GREEN WAY LOS ANGELES CA 90049-2818 4402-020-003 \$2,183.50  
WU, XUECHAO S116 12000 GOSHEN AVE 307 LOS ANGELES CA 90049-6395 4265-014-094/S2021-010 \$17,168.22  
CN109370 512 529  
Aug 23, 2024

## PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT 20241433258 The following is/are doing business as:  
**1) WORLD'S FAIR COMMUNICATIONS**  
**2) WORLD'S FAIR COMMS**  
273 S. Spalding Dr.  
Beverly Hills, CA 90212;  
WORLD'S FAIR COMMUNICATIONS, LLC 273 S. Spalding Dr. Beverly Hills, CA 90212; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has begun to transact business under the name(s) listed on JUNE 2024: **World's Fair Communications, LLC., Craig Radow, Managing Member**; Statement is filed with the County of Los Angeles: July 5, 2024; Published: July 26, August 2, 9, 16, 2024 LACC N/C REPRINT: August 23, 30, September 6, 13, 2024

FICTITIOUS BUSINESS NAME STATEMENT 2024172199 The following is/are doing business as:  
**TESORO BEVERLY HILLS**  
416 N. Canon Dr.  
Beverly Hills, CA 90210;  
TWEAKAMERICA, INC 285 S. Spalding Dr. Unit 2 Beverly Hills, CA 90212; The business is conducted by: A CORPORATION AI #ON 4015823 registrant(s) has begun to transact business under the name(s) listed on SEPTEMBER 2019: **World's Fair Communications, LLC., Craig Radow, Managing Member**; Statement is filed with the County of Los Angeles: August 15, 2024; Published: August 23, 30, September 6, 13, 2024 LACC N/C

### NOTICE TO CREDITORS OF BULK SALE (SECS. 6101-6111 U.C.C.)

Escrow No. None

Notice is hereby given to the creditors of the within named seller, that a bulk sale is about to be made of the assets described below.  
The name and business address of the seller is Teva LA, LLC, 300 N Robertson, Ste 300, West Hollywood, CA 90048.

The location in California of the chief executive office of the seller is: Same as above

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), are: 8798 Beverly Boulevard, Los Angeles, CA 90048

The name(s) and business address of the buyer are:

USCTO ONE, LLC, 4720 Montgomery Lane, Bethesda, MD 20814

The assets being sold are generally described as: All items located at or utilized in, relating to, and material to the operation of the business; all improvements or additions to leased property of the business that have been made by seller, including without limitation flooring and lighting; all goods and merchandise for the business, including, without limitation, all floor models, accessories and catalogues that are owned by seller and related to the business; any rights held by seller to the business listings and any names used to identify business and their premises, whether in physical or electronic digital form; office equipment and supplies; signage; camera system; retail furniture including without limitation beds, tables, chairs, sofas

And are located at: 300 N Robertson, Ste 300, West Hollywood, CA 90043

The business name used by the seller at that location is: BoConcept  
The anticipated date of the bulk sale is August 31, 2024 at the offices of Haynes and Boone, LLP, 600 Anton Blvd., Suite 700, Costa Mesa, CA 92626.  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is Elizabeth Weldon, Haynes and Boone, LLP, 600 Anton Blvd., Suite 700, Costa Mesa, CA 92626 and the last date for filing claims shall be August: 30, 2024 which is the business day before the sale date specified above  
Date: August 18, 2024  
USCTO ONE, LLC  
S/ Henrik D. Eriksen, CEO  
8/23/24  
**CNS-3844950#**

# Classifieds

## ANNOUNCEMENTS

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 Size 40's plus  
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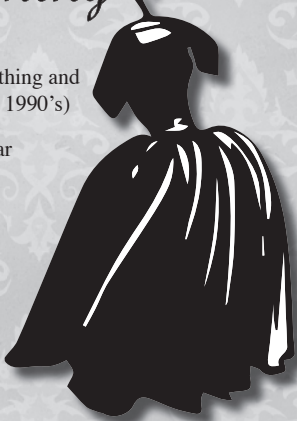
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WE BUY YOUR:

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WANTED:

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## 08 LEGAL SERVICES

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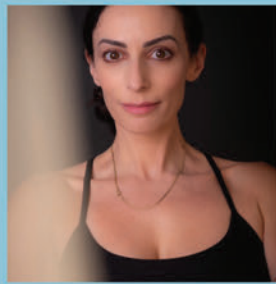


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 Beverly Hills/ Brentwood  
 www.jeffreys Shane.com

## 09 LEGAL ANNOUNCEMENT

**A would-be art collector (of Persian origin) misappropriated, some 25 years ago, art that belonged to Arnold Ashkenazy.**  
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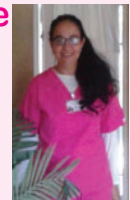
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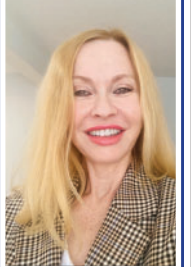
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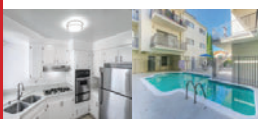
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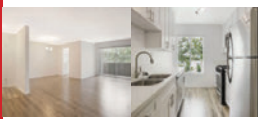
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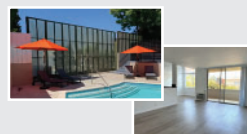


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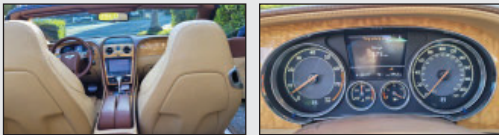
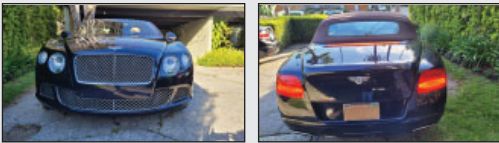
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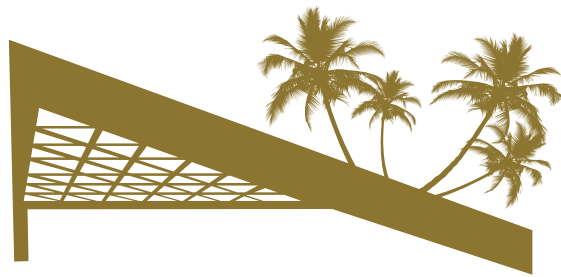
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