



# AROUND ALHAMBRA

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## life

community  
seniors / health  
dining / entertainment  
auto / real estate



Ohana Brewing Company presents

## 2019 Homebrew Beer Competition



Homebrewers are invited to compete in Ohana Brewing Company's third annual Homebrew Beer Competition. The competition is held each year in conjunction with the Alhambra Pumpkin Run & Festival.

The winner will be announced during the festival Sunday, Oct. 27.

The competition winner will be invited to Ohana Brewing Company to replicate their award winning homebrew.

Eric Buck of Yorba Linda won the competition in 2017 and Geoff Young of San Diego won in 2018. Mr. Young's winning beer, a Belgian Wit, will be served in the festival's beer garden this year with sale proceeds benefiting AEF (Alhambra Educational Foundation).

The Homebrew Beer Competition will be judged by professional brewers, and the winning beer will be recreated by Ohana Brewing Company as faithfully as possible to the original recipe.

Beers must be submitted on or before Wednesday, Oct. 23.

Entrants may submit up to four different beers of any style. Three bottles of each beer entered are required, 12 oz. or larger.

Each bottle must have bottle identification taped to it. Bottle identification consists of the



entrant's name, address, telephone number, and e-mail address; name of beer; beer style; and homebrew club, if applicable.

Pre-formatted bottle labels can be found at [https://www.bjcp.org/docs/BJCP\\_BottleID.pdf](https://www.bjcp.org/docs/BJCP_BottleID.pdf).

Bottles should be carefully packaged and either shipped to or dropped off at Ohana Brewing Company, 7 S. First St., Alhambra 91801. Telephone: 626-282-2337.

Drop off hours are 4 p.m. to 9 p.m. Monday – Thursday, 11 a.m. to 10 p.m. Friday – Saturday,

and 11 a.m. to 5 p.m. Sunday.

The beers will be kept at the appropriate storage temperature until judged.

This contest is open to non-professional brewers (homebrewers) who are 21 years or older at the time of the entry. Employees of Ohana Brewing Company are not eligible.

This is not an AHA/BJCP sanctioned competition, and homebrewers are not required to be American Homebrewers Association (AHA) members; however, non-members are encouraged to visit <http://www.homebrewersassociation.org> for further information.

Entrants are responsible for accurately following all entry requirements.

The organizers reserve the right to change these rules, at their sole discretion, in order to secure the proper administration of the contest.

Ohana Brewing Company, established in 2012, has won numerous awards, including World Beer Cup, Great American Beer Festival, Los Angeles International Beer Competition, San Diego International Beer Competition, and California State Fair. The brewery operates its flagship company store and tasting room in Alhambra and a production facility in Los Angeles. More information about the brewery is available at <https://www.ohanabrew.com>.



Beautiful scenery in Dry Creek Valley on the way to Trattore Estate Wines & Dry Creek Olive Co.

## Savoring Northern Sonoma's Wine Road

Sniff. Swirl. Sip. Savor. This was my mantra on a recent jaunt along the Wine Road in Northern Sonoma County.

While it may be named the "Wine Road," I discovered that it's so much more. The beautiful scenery, excellent food, shopping and accommodations, and friendly interesting locals make it just as delightful for casual "winos" (like me) as for serious wine enthusiasts.

TRAVELS WITH  
BARBARA BECKLEY

STORY AND PHOTOS  
BY BARBARA BECKLEY



SEE FULL STORY ON PAGE 2B

## The growth of Alhambra

*"Annexation is used to signify the connection of a smaller or subordinate unit to a larger or principal unit. For example, a smaller piece of land may be annexed to a larger one. Similarly, a smaller document may be annexed to a larger one, as in a last will and testament."*  
Farlex Legal dictionary

Since Alhambra was incorporated as a city in 1903, it has grown in various ways. Population wise, economically, educationally, and in its standard of living, our city has evolved.

Alhambra originally covered 1,545 acres in 1903. Today Alhambra encompasses 4,864 acres. In other words, Alhambra has more than tripled its size since being incorporated in 1903. And with this addition of acreage to the city, Alhambra's city boundaries have changed and been added to through the process of annexation over two dozen times.

Land would be acquired from the County of Los Angeles, City of Los Angeles, and even from San Gabriel. Just as the United States was expanding through the 20th century by adding five states (Oklahoma – 1907, New Mexico – 1912, Arizona – 1912, Alaska – 1959, Hawaii - 1959) and immense portions of the Central Pacific through new

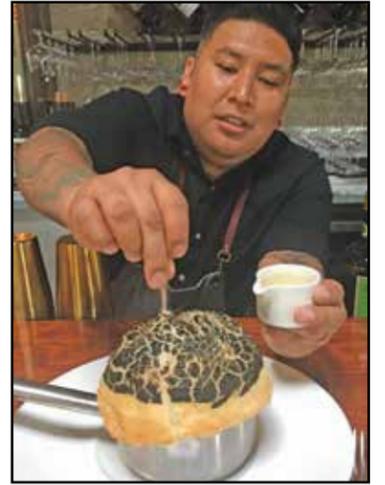
SEE FULL ARTICLE  
BY GARY FRUEHOLZ  
ON PAGE 14B



SAVORING NORTHERN SONOMA'S WINE ROAD  
CONTINUED FROM PAGE 1B

Plus — unlike many destination “roads” that are simply a self-guided map — the Wine Road, Northern Sonoma County is a full-service organization. Its friendly folks are happy to act like a travel agent — for free. Tell them your wine, food, activities, and lodging preferences, and they will give you recommendations for wine tasting rooms, restaurants, and accommodations! Just fill out their simple online form, and a real person will e-mail you back pronto with recommendations. It’s not computer generated suggestions. It’s a real person who is helping you plan your

trip. They even helped me find a fabulous clothing resale boutique. The Wine Road, Northern Sonoma County, encompasses top wine regions: the Alexander Valley, Dry Creek Valley, Russian River Valley, Green Valley, Rockpile AVA, and Chalk Hill (a sub-appellation of Russian River Valley). All anchored by the cozy, easily walkable town of Healdsburg, which makes an ideal headquarters for exploring the more than 200 wineries within a 10- to 20-minute drive. Tastings generally begin at \$15 to sample five wines. Many offer gourmet cheese pairings at higher prices.



The must-have Day Boat Scallops en Croute at Valette.

I stayed at the Calderwood Inn in Healdsburg, a sunny, 10-bedroom, 1902 Queen Anne-style mansion-turned bed & breakfast within easy walking distance of Healdsburg’s shops, restaurants, hotels, and wine tasting rooms.

Sonoma’s friendliness embraced me the very first night. Following the inn keeper’s recommendations, I dined at the bar at Valette, one of America’s 100 Best Wine Restaurants, according to Wine Enthusiast magazine. I hit it off with the woman next to me, who was also alone and also enjoying the signature Scallops en Croute served in a pot under a dome of pastry. Turned out she was from West L.A. and loved Sonoma wines enough to have a second home in Healdsburg.

The next morning, I’m at breakfast in the inn’s formal dining room, when in she pops — with a bottle of Northern Sonoma’s J



Never too many for Barbara at Alexander Valley Vineyards.

CONTINUED ON PAGE 4B



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# Seniors / Retirees News | Activities, Projects, Features

## Super-agers

By Craig Statton

Atherton, 214 S. Atlantic Blvd., Alhambra, CA 91801

Over the last decade, Hollywood has filled the big screen with several movies about superheroes. We have seen both comic book and cartoon characters come to life and save the world sure destruction using their superpowers. Certainly, these heroes give us a few hours of entertainment, but their powers are rooted in fantasy and not reality. However, researchers have been investigating a group of senior adults who seem to be defying the aging process. The group of seniors refer to people in their 70s and 80s who have the mental or physical capability of their decades-younger counterparts.

What sets these people apart? Through research, scientist believe that this group of seniors has less thinning of the brain tissues or cell loss than other seniors. In the natural aging process, we lose not only muscle mass and flexibility, but we also lose brain cells. Though dementia and Alzheimer's are not part of the natural aging process, the thinning of some parts of our brain tissue is a natural part of this process. The result is loss of some thought processes such as remembering or complex reasoning. Yet Super-agers seem to defy this process.

Researchers have tried to understand these people and see if there are lessons for all of us so that we can age well. Though there are some hereditary components, researchers have discovered that there are things we can do to put us on a better path as we age. Here are a few ...

**Embrace mental challenges.** If you enjoy crossword puzzles, you may want to take on acrostics or



mathematical games. Try doing something for yourself that you would have hired someone else to do in the past — perhaps calculating your income taxes, assembling a piece of flat-packed furniture, or installing new computer software. Volunteer for a project that may seem a little intimidating, like tutoring students who are trying to master English as a second language or registering voters for the next election. Pursue a leisure activity you didn't have time for earlier in life, such as joining a theater group, writing poetry, learning the language of your favorite translated book so you can read the original, becoming proficient on your favorite musical instrument, or creating intricate origami sculptures.

**Increase your exercise capacity.** Exercise is an important part of good health. This is true throughout our lives and if we stay physically fit throughout our life and establish a good exercise routine, it will make a difference as we get older. One of the important areas is the aerobic capacity or the amount of oxygen your heart can put into your system. The higher your aerobic level the healthier your physical body. Not

only regular exercise, but regular, intense exercise (over 50% of your maximum heart level) for 20 to 40 minutes, three to five days a week, will not only sustain but increase your aerobic capacity and have lasting results not only on your physical body, but also your brain.

**Prepare to be frustrated.** Patience and perseverance are key to mastering challenges. It may take months or years of practice to gain proficiency in a new field, but the benefits can be great. For example, the photo-editing software on

your computer may seem impenetrable at first glance, but once you've learned to use all the menus and tools it offers, you'll be able to produce professional quality images from photos captured on your smartphone. Your ability to master new challenges will help your brain develop new synaptic pathways even as you grow older.

**Get going with a group.** Social connections are an important part of the aging process. Not only do they help us learn, but they also provide the social support we need for encouragement and comfort. These social relationships engage a different part of the brain than reasoning and as a result exercise our brain capacity. Our social relationships also combat diseases like depression and help us cope with the general anxiety of life.

There is no guarantee that any of us will be a Super-ager. But these few steps along the path of life give us a better chance to live healthy, overcome disease, and enjoy all the days of our life. Maybe there is a chance we can all have a cape if we follow some of these ideas.

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## Joslyn Adult Center presents Health and Wellness Social Oct. 4

Joslyn Adult Center, 210 N. Chapel Ave., will host a Health and Wellness Social from 9 a.m. to noon Saturday, Oct. 4. There will be flu shots and several health screenings, including bone density screenings and glucose screenings, all on a first come, first served basis. (The glucose screening is a fasting test, so do not eat after midnight). Resources and information will also be available on housing, placement, Social Security, consulting, health and wellness, and more.

These health screenings and resources will be offered and presented by Health Care Partners, Alhambra Hospital Medical Center, AGA, Dreamweaver Medical Associates, the Social Security Administration, Nice Little Home, and Atherton.

The Joslyn Center is known for its long list of social and leisure time recreational programs, clubs, and informational seminars. But health is a concern too. Year round there are classes and counseling involving health awareness and free health screenings. This the first Health and Wellness Social that Joslyn has presented when several free screenings are offered at the same time. It is meant to be a casual and enjoyable morning.

Register early for this busy morning of health services and advice. To register, come to the Joslyn Adult Center, or call them at 626-570-5056 Monday through Friday, 8 a.m. to 5 p.m., or register online at [www.cityofalhambra.org](http://www.cityofalhambra.org). Registration does not reserve a screening. Screenings are first come, first served.

Census information suggests that 20% of Alhambra's population falls in the elderly category. That statistic alone speaks to the importance of the busy programs and activities at Joslyn Center. If retired, consider the exercise, social programs, classes on concerns to the aging population, and the free health screenings that can help keep the golden years golden.

## Senior Outings to visit Cracker Barrel, Wild Exotic Animal Sanctuary

Senior Outings' destination on Thursday, Oct. 3, will be Victorville to tour the Cracker Barrel Old Country Store and the Wild Exotic Animal Sanctuary. This trip will be from 8 a.m. to 4:30 p.m.

The concept of Cracker Barrel is to allow customers to enjoy real home-style food and shopping that's reminiscent of America's country heritage all at a fair price. Cracker Barrel provides a friendly home-away-from-home experience in Victorville.

Afterward, Senior Outings will head over to the Wild Exotic Animal Sanctuary for an educational tour. The sanctuary is dedicated to preserving and caring for abused, neglected, and abandoned exotic animals, especially the big cats, such as lions, tigers, leopards, etc., through rescue, rehabilitation, and education.

Lunch is not included. The activity level is considered moderate. The fee is \$25.



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*No reservations required  
Seating available on a first-come, first-seated basis*

For more information, please call

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### SAVORING NORTHERN SONOMA'S WINE ROAD

CONTINUED FROM PAGE 2B

Vineyards sparkling wine as a welcome gift!

After breakfast, my local friend, Mysty, and I hit the road, driving through emerald hills and valleys to 13 winery tasting rooms in three days. Along with fabulous wines, I discovered the vintners are all like the woman at the bar. No wine snobs here. Just friendly, talented specialists who love what they're doing.

"What does this pair with?" I asked John Vizslay, the owner/winemaker at Vizslay Vineyards overlooking the Russian River, who moved here from Chicago 10 years ago to fulfill his dream. I was sipping his signature Five Vines Estate Red Blend 2015.

"A glass," he replied. I loved him instantly. He doesn't do tasting notes either. "I prefer you to tell me what you taste." "Bold and delicious" was how I described this Bordeaux blend of Merlot, Cabernet Sauvignon, Malbec, Petite Verdot, and Cabernet Franc.

But Mr. Vizslay's fun personality doesn't stop him from making award-winners. All small lot estate vintages from the grapes on his 10-acre vineyard. Or from leading the charge as president of the Wine Road Board of Directors. "The number and diversity of varietals in Northern Sonoma County is unmatched," he declared. "In my neighborhood alone there are 80 different varietals!"

A 30-foot bronze pig, nicknamed Lord Snout, signaled good times at the Soda Rock Winery in the Alexander Valley. Famous for Bordeaux varietals, I relaxed on a sofa inside the Tasting Bar & Lounge, nibbling from a cheese plate and savoring the dark cherry and dusty oak nuances of the 2015 Boar D'Eaux blend. It's made from 86% cabernet sauvignon, 9% merlot, and 5% Primitivo.



John Vizslay, owner and winemaker at Vizslay Vineyards.



Just one of many valleys on the Wine Road in Northern Sonoma County.

Farther into Alexander Valley, a narrow country road led to the Robert Young Estate Winery and its new hill-top Scion House, a stylish tasting facility designed in a home-like style with indoor and outdoor seating options. The Youngs have worked the land since 1858, and there's always a family member in the tasting room. They were the first to plant Cabernet Sauvignon here in 1963. "We want visitors to share the joy and to feel as at home here as we do," Joanne Young, one of the sixth generation, told me. I certainly did, relaxing on a patio overlooking



It's easy to spot Soda Rock Winery.

CONTINUED ON PAGE 6B

# Health & Medical News | Hospitals, Physicians, Dentists, Facilities

## How to extend the life of your dental restorations

Ideally, our teeth could last a lifetime, but in reality we all need dental treatment like fillings, crowns, bridges, or implants.

In the past 10 years, dental technology and materials have developed and improved dramatically.

We use dental printer to print custom made crowns out of strong porcelain material. We restore missing teeth with dental implants that function the same as natural teeth. We place fillings that are bonded with strong adhesive agents and can be customized in shape and color. As a result the dental crowns, implants, bridges, and fillings look better and last longer.

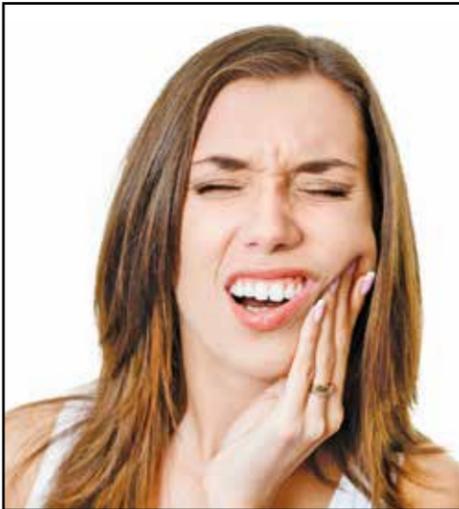
Perhaps you are wondering whether ceramic and other dental material is susceptible to decay. They are not, but there's a serious risk of decay occurring where the crown or filling meets your natural tooth.

### So, how long should dental restoration last?

We wish it would last forever, but the truth is that dental restorations in the mouth are exposed to bacteria, erosive acids, and a chewing force that measures 100 pounds per square inch. On top of that, some of us grind, crunch on ice, and consume a lot of fruit juices, sugary candy, and soft drinks. It is a miracle that dental work holds up at all.

### What can we do to extend the life of our dental work?

- Regular dental visits: See your dentist at least twice a year for checkups and exams.
- Don't wait if hurting  
Call your dentist right away if you are experiencing any discomfort. Early treatment has more predictable results.
- Keep up with the recommended treatment. If your dentist recommends a porcelain crown, most likely composite filling will not give you the same protection and function. Your dentist already saw the potential danger, that's why the recommendation of a crown instead.
- Trying to economize by getting less expensive treatments can cause more risks and damage down the road. Large fillings tend to break and leak, and if the filling and tooth separate even a tiny bit, bacteria can get in and start the decay process all over again. This eventually leads to a root canal and tooth fracture.
- See a dentist that you trust to keep up with the latest quality material and technique. Not all dental materials and techniques are the same. Dentists constantly improve their training by taking courses and being members of study clubs. The materials are improving, and new generations' adhesive systems have better and stronger bonds to the teeth.



- If a night guard is recommended, have it made and USE IT. If you grind or clench your teeth, a custom-made night or daytime guard is recommended to protect your natural teeth, your dental restorations, and your mandibular joint from having damage.



Ask  
Dr. Dara,  
D.D.S.

Dr. Dara Gashparova, D.D.S. is located at 70 S. Palm Ave., Alhambra 91801. Readers with dental questions or concerns should contact her at 626-289-6131, or email daradds@yahoo.com.

- Good oral hygiene: Establish a good daily oral hygiene routine at home that includes brushing twice a day and flossing at least once at night. To clean under the bridges, you may need floss threaders and proxy-brushes, both sold over the counter or provided by your dental office. Pay special attention to all areas where a filling, veneer, or crown meets the gum line. Ask your hygienist to demonstrate a technique that removes the plaque from the areas underneath your gums (very important!).
- Keep a good diet: less hard candy, starchy food, and soft drinks. Some of you may not know that starchy foods such as chips and crackers are made from simple carbs that break down to simple sugar and acid, causing caries and leaky restorations. The problem with starchy food is they stick to the teeth and stay on a long time.
- Discoloration: Keep in mind that tooth-colored fillings can pick up stains from beverages like wine, cola, coffee, and tea. Stained fillings are not a health problem; they are still doing their job. You don't have to replace them unless you want to make your smile look better. If you notice that a tooth-colored filling is starting to discolor, consider rinsing with water every time you drink colored beverages or use a straw to bypass the teeth. Dental material, technology, and dentist expertise have come a long way in creating new millennium dentistry, but we still need your personal contribution and human touch in order to preserve it longer.

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# LIFELONG GUIDELINES

BY SHEILA YONEMOTO, P.T.

William James said, "Man can alter his life by altering his thinking." You have tremendous control over your health and can prevent more than 80% of the major chronic diseases in society. It all begins with your thinking, so, how much of an effort are you willing to make to create an ideal healthy lifestyle?

Ninety-one percent of Type 2 diabetes could be prevented by adopting a healthy lifestyle. Approximately one-third of Americans produce more insulin than is healthy to maintain normal blood sugar.

The National Institute of Health reports approximately 60% of Americans are overweight. These statistics could be lowered by simply eating healthier foods to break this cycle of increasing blood sugar thereby increasing insulin release, which produces fat storage and increases appetite, which goes back to increasing blood sugar.

Avoiding foods that create high blood sugar such as candy, cookies, potatoes, white rice, sweetened cereal, soda, and white bread, will decrease fat production and use up fat stores. Exercise, particularly walking, helps utilize fat as a fuel. Fat is a very concentrated fuel source and needs lots of oxygen to break it down. Aerobic exercise is very effective in trimming fat from our bodies and maintaining good lung and heart function. Weight training and other strengthening exercises do not necessarily use much oxygen but do build up muscle. It is important to include both aerobic and strengthening exercises to promote a good balance of organ function and muscle strength. Walking one mile, no matter how fast you go, burns 100 calories. A pound of fat produces 3,500 calories. You burn off a pound of fat walking 17.5 miles. Walking 2 miles per day, you can lose a pound in about nine days.



*Sheila Yonemoto, P.T., has been a physical therapist for more than 30 years, specializing in integrative manual therapy using a holistic approach. She can be reached at Yonemoto Physical Therapy, 55 S. Raymond Ave, Suite 100, Alhambra 91801. Sheila also offers a Qigong Chinese Energy exercise class. Your first class is free. Phone 626-576-0591 for more information, or visit [www.yonemoto.com](http://www.yonemoto.com).*

Unfortunately, for every pound lost with walking, only about 55% is attributable to fat loss. You also lose some muscle. It is important to incorporate some strength training to build up the muscles. Eating the right foods can also minimize excess fat storage and unhealthy food cravings.

There is much more involved in developing lifelong guidelines for healthy living. You can take the first step by altering your thinking.

## SAVORING NORTHERN SONOMA'S WINE ROAD

CONTINUED FROM PAGE 4B

their vineyards while sampling their flagship cabs, including the 2014 Big Rock Block Estate Cabernet Sauvignon, with rich flavors of currants, cassis, plum, and dried herbs.

Given the family's longevity in the wine industry, I asked the loaded question, "What's the difference between Sonoma and Napa wines?" "Authenticity versus marketing," Ms. Young replied without hesitation.

Back in Healdsburg, shopping was as wonderful as wine tasting. Susan's Basement wholesale boutique was a gem, with men's and women's fashions including styles that simply didn't sell fast enough at Saks and Bloomingdale's in San Francisco. I bought a peplum-style cashmere sweater coat for pennies on the dollar.

Dinner was amazing at celebrity chef Charlie Palmer's Dry Creek Kitchen in the Hotel Healdsburg, with a melt-in-your-mouth char-broiled filet mignon.

On the Wine Road the next day, a bright red fire engine added spice to tastings at the Hook & Ladder Winery in the Russian River. Founded by a real firefighter in the 1970s, it's famous for pinot noirs, such as the estate 2018 Rose of Pinot Noir, with strawberry tones and a delightful dry finish. I also loved the Third Alarm Chardonnay's oaky, buttery taste.

The ambiance was fun at my final tasting stop — sort of like a diner (think Twoheys) — at the Rockpile Vineyards Tasting Lounge, which looks out on Healdsburg's round-about road. Sitting at a high-top table, I watched the world go by, enjoyed locally made cheeses and cold cuts, and tested my newly acquired wine tasting skills on their award-winning single-vineyard estate wines. Mysty agreed. The single-vineyard estate 2015 Petite Verdot was deliciously smooth and jammy with a soft finish. And the gold-medal 2016 estate Zinfandel was phenomenal — bright and spicy with a memorable finish. Just like this trip!

For more, visit [www.wineroad.com](http://www.wineroad.com).



*A fun setting at the Rockpile Vineyards Tasting Lounge.*

# Bite guards used to treat tourette syndrome

Tourette's syndrome is a neurological disorder characterized by vocal and motor tics, which can contribute to anxiety, depression, and low self-esteem. Researchers in Japan have developed a removable dental appliance (bite guard) that can reduce these tics in both children and adults with Tourette's syndrome. The ability to ameliorate tics could positively impact the everyday lives of individuals with Tourette's syndrome.

While there is no cure for Tourette's syndrome, there are several available options to treat severe tics. These include behavioral (e.g., psychotherapy and cognitive behavioral therapy), pharmacological (e.g., medications that block dopamine in the brain), and more intrusive surgical interventions (e.g., deep brain stimulation, whereby motor areas of the brain receive electrical stimulation). However, the efficacy of these treatments can vary, and patients still frequently suffer from physical, mental, and social disabilities.

As an alternative treatment option, researchers at Osaka University have developed a custom-made oral splint. These are typically used for unconscious teeth clenching and grinding and for temporomandibular disorders such as misalignment of the teeth or jaw. The oral splint is applied to the molars to increase the occlusal vertical dimension, which essentially means that the alignment of the nose, lips, and chin is altered. The study was recently published in *Movement Disorders*.

"Biting down on the device immediately improved both motor and vocal tics in 10 of the 14 children and six of the eight adults that participated in the study," said Jumpei Murakami, joint first author of the study. "What's more, these effects were long-lasting. Long-term improvements in motor tics after more than 100 days were especially evident in patients who were younger when their tics first started."

While it isn't yet clear how the oral splint exerts these effects, the action of biting down could serve as a sensory trick. Sensory tricks are voluntary maneuvers that usually involve touching parts of the face and head and can alleviate involuntary movements. Sensory tricks have been well documented to temporarily improve dystonia, which is a movement disorder that is, like Tourette's syndrome, characterized by uncontrollable tics.

"Considering previous findings on sensory tricks in patients with cervical dystonia, it seems possible that the oral splint modulates proprioceptive, or 'touch' signals," explained Yoshihisa Tachibana, co-first author of the study. "These 'touch' signals might be modified by the muscles involved in jaw-closing before being relayed to the brain."

Unlike Las Vegas, nothing happening in the mouth just stays in the mouth. Whatever happens to the mouth invariably spreads to the rest of the body, for good or bad. In this case, it's potentially very good news, indeed. Dentists may be able to help patients with Tourette's disorder.

**Smile Talk**

*Dr. John Chao is the inventor of the Pinhole® Surgical Technique. For more information, contact Dr. Chao at 100 S. First St. Alhambra, CA 91801 or phone at 626-308-9104. Visit Dr. Chao's website, chickenswelcome.com*



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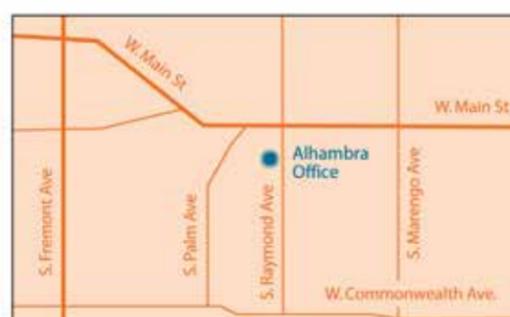
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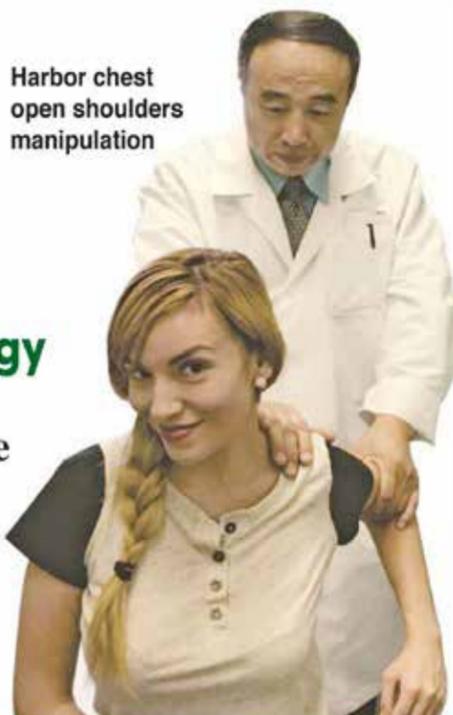
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Sweet Sorrow™ A Zombie Ballet, an original ballet choreographed by artistic director Leigh Purtill, continues Shakespeare's story of Romeo and Juliet following the star-crossed lovers' deaths and introduces audiences to a cast of witches, werewolves, and zombies. Photo by Michael Danchi.

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Los Angeles' only annual ballet celebrating the Halloween season returns to the stage Oct. 26 and 27 with a bigger and bolder presentation than ever before. *Sweet Sorrow™ A Zombie Ballet*, an original ballet choreographed by artistic director Leigh Purtill, continues Shakespeare's story of *Romeo and Juliet* following the star-crossed lovers' deaths and introduces audiences to a cast of witches, werewolves, and zombies.

The Leigh Purtill Ballet Company will perform at 7 p.m. Saturday, Oct. 26, and at 4 p.m. Sunday, Oct. 27, at the Manoukian Performing Arts Center, 2495 E. Mountain St., Pasadena 91104. Tickets can be purchased at the theater's website at [agbupac.org/calendar](http://agbupac.org/calendar).

Find them on social media at Facebook: @SweetSorrowAZombieBallet, Instagram: @SweetSorrowAZombieBallet, and Twitter: @ZombieBallet.

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Violinist Hanbyul Jang will perform Sunday, Oct. 20.

## Award-winning Korean violinist Hanbyul Jang to appear at Performing Arts Center

Alhambra Performing Arts Center (APAC), under the direction of Chef/Artistic Director Bill Yee, will present award-winning violinist Hanbyul Jang in a free concert at 7 p.m. Sunday, Oct. 20, at Sage Granada Park United Methodist Church, 1850 W. Hellman Ave., Alhambra.

A native of South Korea, Ms. Jang began playing the violin at the age of 5. She regularly plays with the Philadelphia Orchestra and the Pacific Symphony. An active chamber musician, Ms. Jang has recently appeared on the Da Camera Society series in L.A., toured to France with her string quartet, and performed on the Colburn Chamber Music Society series. She has attended several summer festivals, including the Bowdoin International Music Festival and the Aspen Music Festival & School as a fellowship recipient. She participated in the inaugural class of the Colburn Teaching Fellows Program. She enjoys teaching and has a passion for working

with kids with special needs.

Benjamin Lash began studying cello at the age of six. Recent concerto performances include Haydn's C Major Cello Concerto with the USC Thornton Symphony, Tchaikovsky's Rococo Variations with the Colburn Orchestra, and Dvorak's Cello Concerto with the Brentwood Symphony Orchestra. An avid chamber musician, Mr. Lash has participated in summer festivals including Ravinia's Steans Music Institute, Sarasota Music Festival, Taos, Aspen, Holland International Music Sessions, Fortissimo Fest in Bulgaria, and Franco-American Chamber Music Festival in Missillac, France. He is a member of SAKURA, a Los Angeles based cello quintet that will be featured in the upcoming Piatigorsky International Cello Festival in March 2020.

Admission is free. Free-will offerings are accepted during the intermission. Credit cards are accepted.

For more information, contact Mr. Yee at 626-230 5435, or e-mail bizwind@yahoo.com.

## Jasmine House, home of authentic Chinese cuisine, barbecue

By Jewelyn Co

Since opening in June 2016, Jasmine House, 11 W. Main St., continues to be the home of Chinese cuisine and traditional Hong Kong style barbecue. Jasmine House, a sister restaurant of the well-known Hop Woo Seafood & BBQ restaurant in Chinatown, Los Angeles, serves authentic Chinese cuisine with an ambience of casual and modern family style dining. Hop Woo, previously located on the corner of Garfield and Main Street for many years, relocated to Chinatown, and the owners decided to keep a traditional Chinese barbecue restaurant in the area and opened Jasmine House.

"There are not many Chinese barbecue restaurants on Main Street, and we want to continue to serve the taste of authentic Chinese barbecue and cuisine in the community," explained restaurant Manager Nina Chen. "We have returning and former customers who continue to dine with us because they like our food."

Popular for their Chinese barbecue dishes, such as the savory barbecue chicken, roasted Peking duck, and barbecue pork, Jasmine House also has a substantial variety of items on the menu to choose from, such as selections of poultry, beef, soups, noodles, and seafood like giant Maine lobster



Jasmine House is located at 11 W. Main St., Alhambra.



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CONTINUED ON PAGE 13B

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# Automotive News | Auto Dealers, Repairs, Services



The Nightshade edition is now available on all FWD and AWD Sienna models.

## 2020 Toyota Sienna — new Nightshade Edition added

The Toyota Sienna, still the only family van in the segment offering available all-wheel drive, enters the 2020 model year looking as slick as ever thanks to the newly offered Nightshade Edition for all FWD and AWD Sienna models.

For the 2020 model year, the Sienna SE and SE Premium trims (in both front-wheel and all-wheel-drive configurations) will now be offered in the Nightshade Edition. Starting at just \$700, the Nightshade Edition adds a black sport mesh front grille, black door handles, black 19" wheels (18" for all-wheel drive), a black spoiler, black mirror caps, and black Toyota badges. The package is only available with four exterior colors: Midnight Black Metallic, Celestial Silver Metallic, Salsa Red Pearl, Super White, and one interior color — black.

### Great Options on All Grades

For 2020, the Sienna will continue to offer an AWD drivetrain option for the SE grade. The Sienna SE AWD features 18-inch six-spoke gunmetal-finished alloy wheels with P235/55R18 tires, as well as seven-passenger seating with removeable perforated leather-trimmed second-row lounge seat captain's chairs with long-slide feature. The existing SE Preferred Package receives Rear Park Assist Sonar and Entune 3.0 Premium Audio with JBL® w/ Clari-Fi™ and Dynamic Navigation and App Suite for 2020 and is optional on SE AWD and standard on SE Premium AWD. Power tilt/slide moonroof with sunshade is also optional on SE AWD and standard on SE Premium AWD. Additionally, for 2020, the existing Outdoor Package remains optional on SE AWD and SE Premium AWD.

The 2020 Sienna LE Preferred Package includes Blind Spot Monitor (BSM) with Rear Cross-Traffic Alert (RCTA) and smart key system on all doors with push button start and remote illuminated entry.

### Room for all and then some

The Sienna remains the family-friendly van, with the choice of seven- or eight-seat cabin configurations, up to a massive 150 cu. ft. of carrying space, and a comprehensive array of available multimedia systems. It's available in five grades: L, LE, SE, XLE, and Limited. Toyota Mobility also offers the LE and XLE with an Auto Access Seat having a 330-lb. lift capacity. The Sienna is still the only van in the segment offering available all-wheel drive.

The Sienna's 3.5-liter V6 produces 296 horsepower and 263 lb.-ft. of torque, and, in partnership with the transmission's eight ratios, makes the Sienna a rapid hauler, indeed. All-wheel drive with active torque control is available for the LE, XLE, and Limited, providing an important all-weather traction advantage that is not found in any other family van. The standard Tow Prep Package allows the Sienna to pull a 3,500-pound-max load.

### Sporty attributes

With its unitized body with anti-vibration sub-frame, MacPherson front and torsion beam rear suspension, and Electronic Power Steering (EPS), Sienna deliv-

ers a solid, direct on-road feel. The SE grade brings stylish projector-beam headlights, LED daytime running lamps (DRL), and smoke-look trim to the Sienna formula. Its

sportiness goes beyond just looks, though. It rides atop a sport-tuned suspension and exclusive 19-inch wheels and tires. Inside, trim-specific instrumentation and heated and powered front black-leather-trimmed seats with white stitching complete the SE's impressive list of exclusive traits.

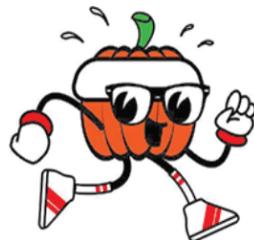
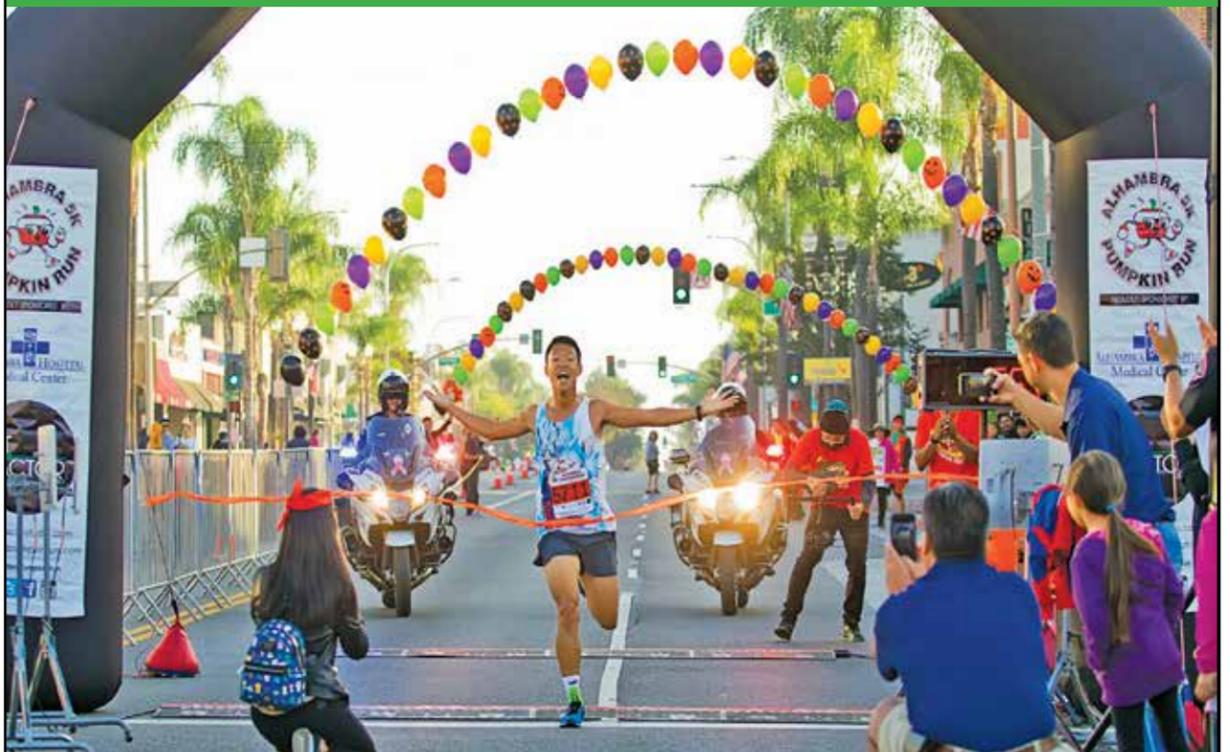
### Convenience features for a busy family

Parents should never take their eyes off the road to check on the kids. That's what the standard conversation mirror integrated into the overhead console is for. It gives the Sienna driver an all-encompassing view of rear passengers. The available Driver Easy Speak feature, meanwhile, essentially gives the driver a built-in public address system. Using the microphone in the Sienna's voice-command multimedia system, Driver Easy Speak projects the driver's voice through the audio system's rear speakers: "Stop annoying your little sister!"

On any commute, the value of the available Dual View Entertainment Center, which uses two viewable displays within a seamless 16.4-inch widescreen image, will be immediately apparent. Used as a single screen, it can be easily seen from the third row. The system features Blu-Ray capability, an HDMI input, and an SDXC card reader that can play 10 different audio and video formats. It can play from one or two separate sources as well, and the option also includes a pair of wireless headphones. Passengers in any seat can operate the entertainment system via remote control.

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The 2020 Honda Accord Hybrid does almost everything right yet retains enough variety to appeal to wide range of buyers.

# Honda Accord delivers

Whether one wants a reliable, easy-to-drive, efficient yet energetic commuter, a driver-oriented manual-transmission sedan with a potent turbo engine, or a hybrid that attains nearly 50 mpg, the Accord delivers.

Excellent resale value and a standard suite of safety and driver-assistance features known as 2020 Honda Accord Hybrid Sensing further bolster the Accord's allure.

### 2020 Honda Accord Hybrid driving

The Accord has long been a commuting champ with a bit of a fun edge, and that characteristic remains, only now inarguably to a wider degree.

The standard 192-horsepower 1.5-liter engine offers strong off-the-line per-

formance and acceptable passing power, but the biggest advantage is its 33-mpg combined fuel-economy figure.

Its continuously variable transmission (CVT) is among the best out there, feeling similar to a traditional automatic. Moving up to the 2.0-liter turbo brings a more robust response, with 252 horsepower and 273 lb-ft of torque available as low as 2,200 rpm.

### 2020 Honda Accord Hybrid details

The 2020 Honda Accord's five-passenger interior is roomier than might be expected, especially in rear-seat legroom. Up front, the dash is anchored by a color display — a lower-res 7-inch screen in base models or a high-res 8-inch touch screen in the rest of the lineup.

### 2020 Honda Accord Hybrid interior

The new Accord has a volume knob plus a separate one for tuning. Climate settings are also easy to see and change thanks to additional knobs below.

The Accord manages to feel at once futuristic yet familiar.

### Exterior

Honda's Accord is the latest sedan aspiring to look like a coupe, similar to its smaller Civic and Insight hybrid siblings. It's a good look, and one the Accord pulls off well. It's swoopy and sporty yet still retains the practicality and class-above interior volume for which the 2020 Honda Accord Hybrid is known.

### 2020 Honda Accord Hybrid exterior

Accord Sports models amp things up

slightly with chrome exhaust finishers and decklid spoiler, while hybrid Accord models and certain trims with the 1.5-liter engine have active grille shutters up front to further improve aerodynamics. Wheel sizes are 17 or 19 inches depending on the model.

### 2020 Honda Accord Hybrid price

The 2020 Honda Accord has a Manufacturer's Suggested Retail Price (MSRP) starting at \$24,615, including destination charge, for a base LX model. The more recommendable Sports trim starts at \$27,075.

Prices continue to climb with trims. An EX-L model, for example, begins just over \$31,000, and the top-line Touring model with the 2.0-liter turbo engine starts just beyond \$36,800.

Hybrid Accord models begin around \$26,000 and climb to nearly \$36,000.



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All 2019 Best New Cars for Teens winners have available forward collision warning and forward automatic emergency braking. Nearly every winner has lane departure warning—which alerts the driver if the car strays out of its lane—and lane keeping assist, which can help keep the car in its lane. Almost all winners also have teen driver controls or available smartphone apps for compatible devices that can send parents alerts when the car goes over a set speed or is driven outside a set geographic area or after a certain time of day. These features are designed to allow parents to set limits for teen drivers and have an ongoing conversation with their teens about responsible driving habits.

The seventh-generation Volkswagen Jetta was introduced in 2018 as a 2019 model. Based off the award-winning MQB platform, it offers bolder design, even more interior space than the previous model and some of the newest technology from the premium class. Jetta is powered by a 1.4-liter turbocharged and direct-injection TSI® engine, making 147 horsepower and 184 pound-feet of torque, mated to either the standard six-speed manual or available eight-speed automatic transmission. It is available in S, SE, R-Line®, SEL, and SEL Premium trim levels and has a starting MSRP of \$18,745.

The 2019 Jetta offers a comprehensive suite of driver-assistance technology. Forward Collision Warning and Autonomous Emergency Braking (Front Assist), Blind Spot Monitor and Rear Traffic Alert are standard on SE models and above, as well as available in the Driver Assistance Package for S models. Adaptive Cruise Control (ACC), Lane Keeping System (Lane Assist) and High Beam Control (Light Assist) are standard on SEL and SEL Premium models.

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## Next-generation Soul strikes back with forward design, modern tech, more diverse model lineup

All-new and funkier than ever, the 2020 Soul is a completely new yet familiar version of Kia's beloved and award-winning urban runabout. Taking everything that helped popularize the quirky, unconventionally styled subcompact, Kia Motors poured more of its soul into nearly every inch of the vehicle, resulting in a third-generation that continues to transcend unmatched style, peppy performance, thrilling technology, and urban practicality.

"The Soul has been a massive success since its introduction to the U.S. market, blowing its (now defunct) rivals out of the water and establishing itself as an automotive icon with its fun-loving character and eccentric style," said Orth Hedrick, executive director of Car Planning and Telematics. "Even with an entirely new generation of competitors now crowding the marketplace, we are confident the all-new Soul will once again prove to be a tough contender given its unparalleled style and impressive level of invigorating technology and customization options."

Proving the point that "there is a Soul for everyone," the normally aspirated and optionally turbocharged Soul is available in five trim levels — LX, S, X-Line, GT-Line, and EX — plus the all-new Soul EV.

### Design beyond the box

While the Soul stays true to its design heritage with its boxy silhouette and confident stance, its newly sculpted lines, cutting-edge details, and technical lighting elements present the most futuristic, youthful, and innovative Soul yet.

### Smart packaging and stronger structure

Despite its compact footprint, the Soul's boxy dimensions continue to offer up a surprising amount of cargo and passenger space. Slightly longer than before, the 2020 Soul also features more smartly designed packaging in an effort to make accessibility even easier.

The 2020 Soul's stronger structure benefits from an increased use of Advanced High Strength Steel (AHSS), hot stamped components, and structural adhesive. With stronger bones, the 2020 Soul is expected to achieve the highest safety ratings from the Insurance Institute for Highway Safety (IIHS) and National Traffic Highway Safety Administration (NHTSA).

### Next-gen infotainment and Kia Drive Wise Technologies

Recognizing that one's car is an integral part of their social life, the 2020 Soul continues to surprise and delight with next-gen infotainment and technology.

- Available 10.25-inch HD color touchscreen with split screen function (standard on EX, GT-Line with turbo engine) and rear view monitor and parking guidance.
- Android Auto and Apple CarPlay.
- Bluetooth Multi-Connection - two Bluetooth devices can be connected at the same time.
- Available 8-inch Head-Up Display.
- Available 640-watt Harman Karbon7 audio system — twice the wattage of current Soul with an amplifier and 10 speakers including tuned center speaker and subwoofer.



The Voyager delivers an exceptional driving experience.

## 2020 Chrysler Voyager delivers exceptional driving experience

The award-winning FCA U.S. minivan lineup expands in 2020 with the addition of the Chrysler Voyager to offer even more value for those who seek the quintessential family vehicle. Designed with budget-friendly family and fleet customers in mind, the Voyager delivers an exceptional driving experience. Standard features and utilities include seven-passenger seating, Apple CarPlay and Android Auto smartphone compatibility. Voyager also offers mobility innovations to ensure superior maneuverability and improved ease of entry and exit for wheelchair users. Well-equipped to stand against the competition, the Voyager is a no-compromise minivan at an unbeatable value.

As the first company to introduce the minivan and through six generations of the vehicle, FCA U.S. has innovated 115 minivan firsts. The company has sold more than 14.6 million minivans globally since 1983, twice as many as any other manufacturer over the past 35 years.

### New for 2020

Expanding the award-winning FCA U.S. minivan lineup, the Chrysler Voyager replaces the Pacifica L and LX models to now offer three value-add models: L, LX, and LXi (fleet only).

LXi (fleet only) offers new, durable, UltraTec leatherette seats for fleet rental customers, as well as second-row Stow 'n Go, remote start, security alarm, black

Stow 'n Place roof rack, universal garage door opener, second-row retractable sunshades, and auto-dim rearview mirror

BraunAbility rear- and side-entry conversions offer a wider entryway and more interior space, with an enhanced ramp securement system, passenger seat flexibility, and plenty of room for even the largest power wheelchairs and scooters.

Exterior modifications include a Voyager liftgate badge; interior updates on the Voyager LX include satellite radio and second-row quad seats and in-floor storage bins

Available options on the Voyager L and LX include SafetyTec Group with optional Cold Weather Group Package, Stow 'n Place roof rack, and single overhead DVD on the Voyager LX

### Highlights

Chrysler Voyager minivan features the next generation of the award-winning Pentastar V-6 gasoline engine, which delivers 287 horsepower and 262 lb.-ft. of torque, mated to a segment-exclusive TorqueFlite nine-speed automatic transmission.

With standard seven-passenger seating, Chrysler Voyager delivers a smooth, exceptionally quiet and comfortable ride.

Voyager's available SafetyTec Group includes ParkSense rear park assist with stop, Blind-spot Monitoring, and Rear Cross Path detection, Chrysler Voyager comes standard with a 3.5-inch digital information display and offers the Uconnect 4 system with a 7-inch touchscreen, standard Apple CarPlay, and Android Auto.

Apple CarPlay enables iPhone users to access Apple Maps, Messages, phone, and Apple Music through Siri Voice control or the Uconnect touchscreen.

Android Auto enables easy and safe access to Google Voice Search, Google Maps, and Google Play Music via the Uconnect touchscreen or steering wheel controls.

Uconnect 4 systems include fast start-up time, enhanced processing power, vivid imagery, high resolution, and sharp graphics.

Chrysler Voyager comes standard with six speakers and Active Noise Cancellation.

The 2020 Chrysler Voyager model lineup has a starting U.S. Manufacturer's Suggested Retail Price (MSRP) of \$26,985, excluding \$1,495 destination charge.

Available exterior colors: Billet Metallic Coat, Brilliant Black Crystal Pearl Coat, Bright White Clear Coat, Granite Crystal Metallic Coat, Jazz Blue Pearl Coat, and Velvet Red Pearl Coat.

Available interior colors: Black (cloth, UltraTec leatherette on LXi model), Toffee (cloth, UltraTec leatherette on LXi model), and Alloy (UltraTec leatherette on LXi model).



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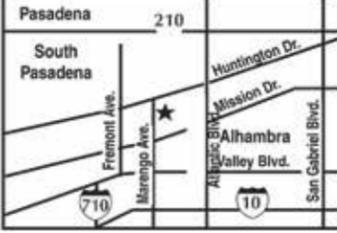
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**JASMINE HOUSE**

CONTINUED FROM PAGE 9B

and crab. Served daily all day are dim sum items like dim sum combinations, shrimp dumplings, steamed Shanghai dumplings, and pot stickers. The daily lunch special menu offers dishes \$10 and under, which are served from 11 a.m. to 5 p.m., of dishes like kung pao chicken, honey walnut shrimp, yang chow fried rice, and orange chicken. Jasmine House offers late night dinner specials from 9 p.m. to closing with dishes such as the fried pork chops with salt and pepper, French style filet mignon cubes, and braised pork belly in Hunan style. One of the crowd favorites is the three-item barbecue plate dish that includes the barbecue pork, barbecue chicken, and roasted duck and can be served over white rice.



Beef stew and turnips.



Yang Chow fried rice cooked with carrots, peas, barbecue pork, shrimp, and scrambled eggs.

Great special deals are offered with a purchase of \$48 or more to get a free crispy half chicken or a half roast Peking

duck with a purchase of \$68 or more from the regular menu items. Purchases of \$98 and more from the regular menu items can receive either a whole roast duck or a whole crispy chicken. Jasmine House's special drink offer of buy two, get one free is refreshing and excellent with any dish.

The spacious dining area can accommodate small to large parties. The VIP dining room can be reserved for private parties of 12 to 15 people. Pet friendly and outdoor patio seating can be requested to enjoy a pleasant meal outdoors and the scenery of Downtown Alhambra. Order for take-out or delivery through third party services. Barbecue to go is located at the back side of the restaurant and has various selections of food that can be ordered a la cart or as a combination plate. Party trays from small to large sizes are available and with many options of dishes to select from. For more information, visit [www.jasminehousedelivery.com](http://www.jasminehousedelivery.com), or contact Jasmine House at 626-284-8000.

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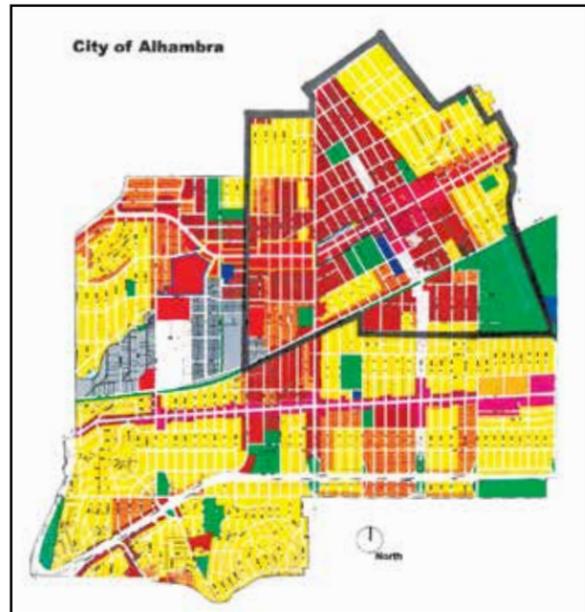
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# Real Estate News | Residential, Commercial, Loans

## THE GROWTH OF ALHAMBRA

CONTINUED FROM PAGE 1B



Territories and Protectorates, Alhambra was also growing. Originally in 1903, the City of Alhambra ran from Marengo Avenue eastward to its current boundary with San Gabriel and San Marino. This eastern boundary has only slightly changed since its inception. The northern boundary of Huntington Drive and Pine Street has remained unchanged over the years. And the southern delineation line of the city was the Southern Pacific Railroad tracks with a small notch of the city running south of the tracks down to Linda Vista Avenue between Sixth and Almansor streets.

Alhambra in its original configuration included what we now know as the Bean Tract, Lindaraxa Park, the Alhambra Tract (Main Street to Mission Road, east of Almansor Street), and the La Marguerita-Souders Tract (Pine Street to Alhambra Road between Atlantic Boulevard and Bushnell Avenue).

To give more meaning to this discussion, we should understand what an acre is. An acre is 43,560 square feet. And to give more meaning to 43,560 square feet, think of

a professional football field. From goal line to goal line a football field is 48,000 square feet. So an acre is nearly the size of a football field.

Alhambra's first annexation was its largest. In 1908, Alhambra's Board of Trustees was presented a petition signed by over 20% of the city's voting population requesting that 2,221 acres of adjacent land be annexed from Los Angeles County and incorporated into the city. The popular vote supported the annexation, and Alhambra more than doubled its size by incorporating the land running west to its current boundary on Westmont Avenue, South to Hellman Avenue, and east to Almansor Street.

Generally, elections were held to gain voter approval for acquiring land through annexation. And land was usually annexed from the County of Los Angeles versus adjacent cities.

Although subsequent additions to Alhambra were not as large as the 1908 annexation. The majority of new land acquisitions to the city occurred during the 1940s and 1950s. Seventeen times during these two decades the boundaries of Alhambra were modified as the city increased its size.

One of Alhambra's distinctive and historical neighborhoods is the Airport Tract. This section was incorporated into Alhambra in 1944 when the airport located there was closed. The airport had been a significant airport for Southern California in the 1920s and '30s and headquarters to Western Air Express, which would later become Western Airlines. The Airport Tract is bounded by Valley Boulevard to the north, New Avenue to the east, Almansor Street to the west, and the San Bernardino Freeway to the south.

Land from the old Midwick Country Club was added to Alhambra in

1947 and developed into Granada Park. Within the next 18 months, the balance of land from the Midwick Country Club was acquired and subdivided into what we now know as the Midwick Tract of residential housing. What previously had been known as one of the finest golf courses west of the Mississippi now was a housing tract in Alhambra.

Alhambra continued expanding into the 1960s. A section in the southwest portion of the city was added in 1963. This area was south of Hellman Avenue and east of the Long Beach Freeway. It includes the Charnwood Avenue, Westmont Drive, Viscount Street, and five cul-de-sac streets. It was called the Alhambra Hills Annexation, and when you drive into this area many of the houses have a contemporary look since they were constructed more recently.

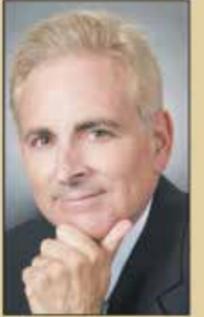
San Gabriel even provided a small portion of land east of Alahmar Street, a lovely street located on the east side of town. Some of Alhambra's newest and most expensive homes have recently been constructed in this area.

And as Alhambra has expanded over the last century, it reminds us that our city also has paralleled the growth of our nation.

## Understanding Real Estate

By Gary Frueholz  
DILBECK REAL ESTATE

Gary Frueholz is a realtor with Dilbeck Real Estate, a past member of the Alhambra Planning Commission, a certified Senior Real Estate Specialist and a Certified International Property Specialist. He can be reached at 626-318-9436 or at gary.frueholz@dilbeck.com. See his stories at www.garysstories.com.



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Team members of Allstate Premier Insurance Group work to help end domestic violence and financial abuse through Oct. 31 by donating and helping to collect much-needed supplies for the Allstate Foundation's Purple Purse Silver Lining Legacy, aka Two Wings. Collected items will help support victims of domestic violence and financial abuse who are working toward a violence free future.



# California's legislature just passed statewide rent control bill



## Commercial Real Estate

By MARK PAULSON  
ANTHONY VENTI REALTORS, INC.

Mark Paulson is a Realtor in Alhambra specializing in the sale and leasing of commercial real estate. He has been a real estate professional since 1976.

Recently, AB 1482, California's anti-rent gouging bill, cleared the California Assembly with a 46-22 vote. It will now head to the desk of Gov. Gavin Newsom, who is expected to sign it.

Back in May, a half-dozen bills aimed at alleviating California's housing affordability crisis were killed in the Senate, in what has been called the "the worst month in California's housing policy history." One of the few stragglers that survived, AB 1482, expands "just cause" eviction protections and adds California to a growing list of states with statewide rent control laws.

Here's a quick breakdown of how the bill will work, who's for it and against it, and what it could mean for L.A.

### What will the bill do?

The bill will restrict landlords from raising rents by more than 5% plus the Consumer Price Index (which averages about 2.5% in the state), so about 7.5 to 8% a year. A previous version of the bill, pushed for by the California Association of Realtors, would have increased the allowed percentage to 7%, but Gov. Newsom negotiated with lawmakers to lower the cap in late August.

In addition to instating rent control, AB 1482 will also require landlords to demonstrate "just

cause" before ousting tenants who have lived in the apartment for at least a year. Landlords who wish to evict tenants to build condos or make renovations will also have to pay a relocation fee equal to one month's rent.

### How many homes will it affect?

A report from the Turner Center estimates the bill will affect about 4.6 million households statewide, but those effects won't be distributed equally. The law will apply to the largest number of single-family homes and apartments in cities with no rent control at all. In cities that have limited rent control, it will apply to buildings built after 1995, which have long been exempted from rent control by the state's controversial Costa Hawkins Act.

### Who is exempt?

Lobbying from real estate interests exempted a number of homes from the bill. AB 1482 will not apply to units that are less than 10 years old or buildings owned by "mom and pop" landlords with 10 or fewer single family homes.

### Is it permanent?

No. The bill is set to sunset Jan. 1, 2030, unless lawmakers choose to extend it.

The Los Angeles-based AIDs Healthcare Foundation is currently collecting signatures for a stronger

rent control initiative that would go on the ballot in 2020, which would seek to modify the state's controversial Costa-Hawkins Act.

### What happens next?

To officially pass, the bill will need to be signed into law by Gov. Newsom by a mid-September deadline.

As reported in *Los Angeles Magazine*.

## 10 Questions to Ask Before You Hire a Real Estate Agent

Alhambra - Not all real estate agents are the same. If you decide to seek the help of an agent when selling or buying your home, you need some good information before you make any moves. Choosing a real estate agent is one of those critical issues that can cost or save you thousands of dollars. In this FREE special report, we give you the specific questions you should be asking to ensure that you get the best representation for your needs. Before you hire any real estate agent, call and get a copy of a FREE Report entitled "10 questions to Ask Before You Hire an Agent". To order a FREE Special Report, call toll-free 1-888-300-4632 and enter 1006. You can call any time, 24 hours a day, 7 days a week. Get your free special report NOW to find out the questions the others would prefer you never ask!

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<p><b>Residential</b> \$1,059,000 COMING SOON! 869 Country Road, Monterey Park 4 Bed/3 Bath House + 2,255 sq. ft.</p>	<p><b>Commercial</b> 228 E. Main St, Alhambra 5 Retail Units   12,220 SF   15,979 SF Lot</p>
<p><b>JUST LISTED!</b> \$698,000 169 Roca Way, Monterey Park 3 Bed/2 Bath House + 1,412 sq. ft.</p>	<p><b>COMMERCIAL LISTING</b> 2095 S. Atlantic Blvd #L, Monterey Park Shopping Center Storefront   617 SF</p>
<p><b>JUST LISTED!</b> \$888,000 1172 Crest Haven Way, Monterey Park 3 Bed/2 Bath House + 1,350 sq. ft.</p>	<p><b>COMMERCIAL LISTING</b> 800 Yale St, Los Angeles 4 Retail &amp; 7-Res Units   10,540 SF   8,966 SF Lot</p>
<p><b>JUST LISTED!</b> \$589,000 2504 S. Fremont Ave #A, Alhambra 3 Bed/2 Bath Condo + 1,522 sq. ft.</p>	<p><b>FOR SALE</b> 809 S. Sierra Vista Ave, Alhambra 13-Unit Apt Complex   9,846 SF   18k SF lot</p>
<p><b>FOR SALE</b> \$565,000 1100 Wilshire Blvd #2808, Los Angeles 1 Bed/1 Bath Condo + 820 sq. ft.</p>	<p><b>PENDING IN ESCROW</b> 328 N. 1st St, Alhambra 6-Unit Apt Complex   5,388 SF   7,761 SF lot</p>

# California's New Rent Control Law and What You Need to Know!

**ATTENTION LANDLORDS: The Tenant Protection Act of 2019 is going to pass!**

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Neck (Front)	\$30	Men's Chest (Full)	\$80
Neck (Back)	\$35	Full Back (Women)	\$85
Half Arms	\$50	Full Back (Men)	\$110
Full Arms	\$80	Lower Body (Women)	\$185
Bikini (Standard)	\$35	Upper Body (Women)	\$215
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