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Beverly Hills Holiday Metro Update

BY SANDRA SIMS

Just in time for the busy holiday shopping season in Beverly Hills, residents and businesses will have some reprieve from the Metro construction during the moratorium prohibiting work on the Purple Line Extension Wilshire/Rodeo site. Los Angeles County Metropolitan Transportation Authority (L.A. Metro) officials confirmed with the Courier that the holiday moratorium, which began on Thanksgiving day, will last through Jan. 1. Work is anticipated to resume on Jan. 2. Piling operations are on hold through New Year's Day on Wilshire Boulevard between Crescent Drive and Beverly Drive, K-rail barriers are removed, and Wilshire Boulevard is restored to three lanes in each direction.

Piling will begin again on Wilshire Boulevard in early January, and K-rail barriers will be put back in place 24 hours a day through the anticipated July 2020 completion date of that particular project.

Two lanes of traffic will remain open in each direction on Wilshire Boulevard during piling operations.

In addition, a four-way traffic signal is now installed at Clifton Way and Crescent Drive to mitigate anticipated traffic issues caused by the N. Canon Drive cul-de-sac. The cul-de-sac at the intersection of N. Canon Drive and Wilshire Boulevard was established to lessen traffic noise during major construction.

In early January, sidewalks will be reconstructed for wheelchair accessible ramps at the Clifton Way and Crescent Drive intersection. L.A. Metro reports that this work will impact traffic lanes, sidewalks, crosswalks, and parking meters at the intersection.

Wilshire Boulevard and La Cienega Boulevard Construction

L.A. Metro reports that construction continues near Wilshire Boulevard and La Cienega Boulevard. The following closures

are scheduled to be in effect:

- North Gale Drive will close from 6 a.m. to 10 p.m. on weekdays.
- Wilshire Boulevard will be reduced to two lanes in both directions from La Cienega Boulevard to San Vicente Boulevard from 3 a.m. to 4 p.m. on Wednesday through Saturday.
- Intermittent short-term closures and left turn restrictions will be in effect on Wilshire Boulevard and La Cienega Boulevard overnight and on weekdays.
- Westbound Wilshire Boulevard will be reduced to two lanes from Gale Drive to Le Doux Road from 9 a.m. to 3:30 p.m. on Dec. 4.
- Left turns will be restricted at the Wilshire Boulevard and La Cienega Boulevard intersection from 8 p.m. to 7 a.m. on weekdays.

For additional information regarding construction and upcoming meetings, visit: www.beverlyhills.org/purpleline.

Jenny Rogers Named Director of Community Services

BY ANA FIGUEROA



Jenny Rogers

Photo by Clove Galilee and Quincy Stamper

Jenny Rogers has been named the new Beverly Hills Director of Community Services. She joins Beverly Hills from Mill Valley, where she served as the Director of Arts and Recreation since 2012. Rogers fills the role vacated by former Director Nancy Hunt-Coffey who is now Assistant City Manager.

As Director of Community Services, Rogers will oversee the Department's Administrative Support, Human Services, Library, and Recreation and Parks divisions. She will be responsible for developing and implementing programs to enhance community cultural, educational, leisure, and library services.

Those duties touch upon much of the day-to-day life of residents. For example, Rogers will direct the development of arts and cultural events; plan and direct, through staff, the activities, operation and

maintenance of the City's parks, streetscapes, urban forest and recreational facilities; oversee through staff the enforcement of rules and regulations needed to ensure park safety and cleanliness; provide administrative leadership and direction to library management staff in the development, planning and organization of library services, technology and facilities management and oversee the development of policies and guidelines for the City's human services efforts.

Rogers states she's up to the task.

"Beverly Hills is such a special place and I am thrilled to be selected for this incredible opportunity," said Rogers. "As an artist myself, my passion for my work is personal. I look forward to working with the City Council, incredibly talented City staff, and the community to build upon the world-class legacy Beverly Hills has created with its deep commitment to arts and culture, superior facilities and exceptional programming."

Prior to her tenure in Mill Valley, Rogers worked for the City and County of San Francisco where she began her career providing human and social services at Boeddeker Park in the Tenderloin District. She later served the Cultural Arts Division (SFRPD) as Cultural Arts Supervisor. Most recently, she played an integral role in the development of the Marin County Arts and Culture Master Plan. Rogers graduated from Brown University Magna Cum Laude with a BA in Art and Semiotics and holds an MFA in Fine Arts from Pennsylvania State University. She commences Jan. 6.

Residents Voice Concern for a Complete Streets Plan that Prioritizes Bike Lanes

BY LAURA COLEMAN

Scores of people packed the Municipal Gallery at City Hall on Dec. 3 to discuss Beverly Hills' effort to make people less reliant on cars via the Complete Streets Plan. The plan, which has been in development for nearly two years, is intended to make Beverly Hills a more mobility friendly city by taking a "complete streets" approach to reducing traffic in tandem with significantly augmenting bike lanes.

"It's just a draft plan," emphasized Traffic and Parking Commissioner Nooshin Meshakty, who together with her fellow four commissioners on the Traffic and Parking Commission (TPC) presided over Tuesday's special meeting. "As a concerned city, we should consider, how do we want to deliver this city to the next generation?"

More than half of the 16 people called for public comment after Director of Community Development Susan Healy Keene offered a high-level view of the plan were residents concerned with how the current 170-page plan appeared to prioritize bike lanes at the expense of resident needs.

(Complete Streets continues on page 18)

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NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, December 17, 2019 at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

AN INTERIM ORDINANCE OF THE CITY OF BEVERLY HILLS TO PROHIBIT RESIDENTIAL DEVELOPMENT PROJECTS THAT FAIL TO COMPLY WITH INCLUSIONARY HOUSING REQUIREMENTS AND CERTAIN PUBLIC NOTICING REQUIREMENTS AND DECLARING THE URGENCY THEREOF.

The Council will consider whether or not to adopt an Interim Ordinance that would establish when a residential development project must provide affordable housing units and/or pay an in-lieu fee, and to establish different public notice requirements for certain planning applications. If adopted by four fifths vote of the City Council, the Ordinance would take immediate effect, and remain valid for 45 days unless further extended by the City Council in accordance with the provisions of Government Code Section 65858.

This Interim Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The adoption and implementation of the Interim Ordinance represents minor alterations in land use limitations and noticing procedures for certain projects and do not result in any changes in land use or density. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. In addition, the Interim Ordinance consists of an action taken by a regulatory agency for the protection of the environment due to the fact that it will apply inclusionary housing regulations to all multi-family housing developments. Accordingly, the City Council will consider the staff recommendation to find the Interim Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15061(b)(3), 15305, and 15308 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

All interested persons are invited to attend and speak on this matter. Written comments also may be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. Written comments should be received prior to the public hearing date. Any written comments received by close of business on Tuesday, December 10, 2019 will be attached to the agenda report regarding this item. Any comments received after Tuesday, December 10, 2019, but prior to the public hearing, will be distributed to the Council under separate cover. Please note that if you challenge the City's action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at a public hearing or in written correspondence delivered to the City, either at or prior to the end of the public hearing.

If there are any questions regarding this notice, please contact **Timmi Tway, Senior Planner**, Community Development Department, at **(310) 285-1122** or **ttway@beverlyhills.org**. The case file, including a copy of the proposed Interim Ordinance, is available for review in the Community Development Department, 455 N. Rexford Drive, 1st Floor, Beverly Hills, California 90210.

HUMA AHMED
City Clerk



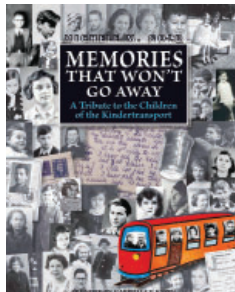
Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will 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.

We're Very Social!



@CityofBevHills

Courier Calendar



THROUGH FEB. 2, 2020
"FROZEN"
Hollywood Pantages Theatre
 6233 Hollywood Blvd., Los Angeles

The all-new stage production of "Frozen" features the familiar songs from the original Oscar-winning film, plus an expanded score with a dozen new numbers. Fans may enter the lottery for \$25 tickets by visiting www.BroadwayInHollywood.com/Lottery. Tickets are available online at www.BroadwayInHollywood.com/Frozen or www.Ticketmaster.com, by phone at 800-982-2787 or at the Hollywood Pantages Theatre Box Office.

THROUGH JAN 5, 2020
MATTHEW BOURNE'S "SWAN LAKE"
Ahmanson Theatre
 135 N. Grand Ave., Los Angeles
 8 p.m.

Retaining the iconic elements of the original production loved by millions around the world, Matthew Bourne and award-winning designers Lez Brotherston and Paule Constable create an exciting reimagining of this classic. Bourne's "Swan Lake" is best known for replacing the female corps-de-ballet with a menacing male ensemble. Collecting over 30 international accolades including an Olivier Award in the UK and three Tony's on Broadway, the interpretation of Tchaikovsky's masterpiece is a contemporary "Swan Lake" for our times. <https://www.centertheatregroup.org>



DEC. 8
"SUNDAY FUNDAY"
Wallis Annenberg Center for the Performing Arts
 9390 N. Santa Monica Blvd., Beverly Hills
 11 a.m. - Story Pirates, 12 p.m. - 2 p.m. - Dance Sundays

The entire family is welcome to the free, interactive, dance and theatre experiences presented by the Wallis Annenberg Center for the Performing Arts on its outdoor Promenade Terrace. "Story Pirates" is a swashbuckling musical sketch comedy show adapted from imaginative stories written by kids. Dance Sundays with Debbie Allen and friends features an engaging Bollywood dance class for all ages and abilities led by Blue13 Dance Company. TheWallis.org.

DEC. 8
"MEMORIES THAT WON'T GO AWAY: A TRIBUTE TO THE CHILDREN OF THE KINDERTRANSPORT"
Los Angeles Museum of the Holocaust
 100 The Grove Dr., Los Angeles
 3 p.m.

Los Angeles Museum of the Holocaust presents "Memories That Won't Go Away: A Tribute to the Children of the Kindertransport." The event commemorates the 81st anniversary of the first Kindertransport. Michele Gold, museum board chair, will discuss her powerful book, which chronicles the stories of hundreds of the 10,000 children who traveled alone from Nazi-occupied territories to Great Britain between 1938-1939. <http://lamoth.org/news--events/events/memories/>



DEC. 8
ANIMAL DEFENDERS INTERNATIONAL "HOME FOR THE HOLIDAYS PARTY"
El Cid Restaurant
 4212 West Sunset Boulevard, Los Angeles
 6:00 - 9:00 p.m.

This special evening will help 17 lions and tigers Animal Defenders International (ADI) rescued from circuses in Guatemala to move to the new ADI Wildlife Sanctuary in South Africa for Christmas. This event will include vegan hors d'oeuvres, film shows, an auction of art work, holiday gifts, and special animal-themed cocktails for purchase. There will be updates, videos and the inside story from the rescue mission in Guatemala and the ADI Wildlife Sanctuary in South Africa. <http://www.ad-international.org>

DEC. 8
ST. VINCENT MEALS ON WHEELS "COCKTAILS & CAVIAR"
Petrossian West Hollywood
 321 N. Robertson, West Hollywood
 6 p.m.

Petrossian West Hollywood and Denenberg Fine Arts invites you to an annual VIP event benefitting St. Vincent Meals on Wheels. <https://www.stvincentmow.org>

DEC. 8
WESTSIDE JCC'S 4TH ANNUAL ONE. HEALTHY. COMMUNITY. 5K RUN/WALK
Westside Jewish Community Center
 5870 W. Olympic Blvd. Los Angeles
 8:30 a.m.

The Westside Jewish Community Center will host its fourth annual One. Healthy. Community. 5K Run/Walk. The event will feature a community expo, a kid zone and a kid's fun run. www.westsidejcc.org/my-jcc/mission/

DEC. 9
ADL LOS ANGELES ANNUAL GALA CELEBRATION
Beverly Hilton
 9876 Wilshire Blvd., Beverly Hills
 6:30 p.m. - 9:30 p.m.

The Anti-Defamation League Los Angeles is holding its 14th Annual Gala Celebration. Hosted by Michael Yo, the event will honor Lynn and Les Bider (Humanitarian Award); Nicole Duckett, general counsel and vice president, LA Clippers LLC (Jurisprudence Award) and the Los Angeles Rams (Corporate Leadership Award). <https://la.adl.org/events/>

DEC. 10
SWU FESTIVAL OF LIGHTS GALA
Beverly Hilton
 9876 Wilshire Blvd., Beverly Hills
 5 p.m.

StandWithUs, the international, non-partisan Israel education organization, is hosting its annual Festival of Lights Gala. The evening will celebrate Israel and the work of StandWithUs, with keynote speaker Stephen Harper, former prime minister of Canada. <https://www.standwithus.com/lagala2019>



DEC. 11
LOS ANGELES MUSEUM TALK AND BOOK SIGNING WITH PHOTOGRAPHER JUDY GLICKMAN LAUDER
Los Angeles Museum of the Holocaust
 100 The Grove Dr., Los Angeles
 7 p.m.

Join for a book signing with renowned photographer Judy Glickman Lauder in conjunction with the exhibit, "Beyond the Shadows: The Holocaust and the Danish Exception," which runs through Jan. 5, 2020. The book features Lauder's photographs over a 30-year span, documenting concentration camps, and both survivors and brave men and women who risked their lives to rescue the Danish Jews. <http://lamoth.org/news--events/events/lauder/>

DEC. 12
17TH ANNUAL HEART OF SHOW BUSINESS BENEFIT LUNCHEON
Skirball Center
 2701 N. Sepulveda Blvd., Los Angeles
 11:30 a.m.

Variety, the Children's Charity with roots

in the entertainment industry, will hold its Heart of the Show Business Luncheon. This year's 2019 Business Award Honoree is Stella Burks. <http://varietysocial.org/heart-of-show-business-luncheon/>.

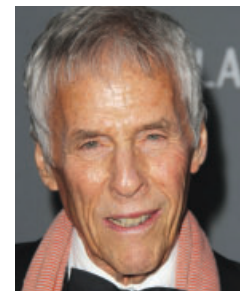


DEC. 12
TWELFTH ANNUAL OUR LADY OF GUADALUPE MASS
Church of the Good Shepherd
 504 N. Roxbury Dr., Beverly Hills
 7 p.m.

More than 400 guests, including City officials and multi-denominational clergy are expected at the annual Mass on the Feast Day of Our Lady of Guadalupe. The Mass commemorates the miracle in which the Mother of God appeared to a peasant outside of Mexico City nearly 500 years ago. The celebration includes renowned Mariachi performers with local sponsors catering a reception. Gsbh.org

DEC. 13-22
AMERICAN BALLET THEATRE "THE NUTCRACKER"
Segerstrom Center for the Arts
 600 Town Center Dr., Costa Mesa
 7 p.m. opening

Join for one of the sweetest treats of the holiday season: American Ballet Theatre's critically acclaimed production of "The Nutcracker." Created by celebrated choreographer and ABT Artist in Residence Alexei Ratmansky, this beloved classic brings a cast of more than 100 performers to the stage and features dazzling sets and costumes by Tony-winner Richard Hudson, accompanied by Tchaikovsky's timeless score. <https://www.abt.org/performances/the-nutcracker/>.



DEC. 13
BURT BACHARACH
Canyon at the Saban
 8440 Wilshire Blvd., Beverly Hills
 8 p.m.

An intimate evening with the legendary Burt Bacharach will include iconic hits, such as "Raindrops Keep Fallin' On My Head," "Walk On By," "I'll Never Fall In Love Again," "Anyone Who Had A Heart," "That's What Friends Are For," "Close To You," and more. <https://wheremusicmeetsthesoul.com/events/burt-bacharach-beverly-hills-december/>.

UCLA Professor and Beverly Hills Resident Leonard Kleinrock Receives New Honor

BY ANA FIGUEROA



Professor Leonard Kleinrock

Professor Leonard Kleinrock has been elected to the National Academy of Inventors.

According to the academy, the honor recognizes inventors at academic institutions who have “demonstrated a spirit of innovation in creating or facilitating outstanding inventions that have made a tangible impact on quality of life, economic development and the welfare of society.”

A Beverly Hills resident, Kleinrock is a distinguished professor of computer science

at UCLA Samueli School of Engineering. Kleinrock pioneered the mathematical theory of packet switching, the technology underpinning the Internet. His research interests include packet-switching networks, packet-radio networks, local area networks, broadband networks, nomadic computing, peer-to-peer networks and intelligent software agents.

Kleinrock was lauded earlier this fall at the “Internet 50: From Founders to Futurists” symposium at UCLA’s Royce Hall. Held on Oct. 29, the day-long event gathered together a who’s who of technologists, thinkers, activists, engineers and executives. Fifty years earlier to the day, on Oct. 29, 1969, Kleinrock and his team sent the first message over the Arpanet, the precursor to today’s Internet. The team attempted to transmit the command “LOGIN” from their workstation in room 3420 of UCLA’s Boelter Hall to a terminal at Stanford Research Institute. The system crashed, but not before the first two letters, “LO,” had been sent. Soon after, the network was restored, the intended message was transmitted in its entirety and a new era of connectivity was born.

At the Royce Hall symposium, Los Angeles Mayor Eric Garcetti presented Kleinrock with a key to the city. The accolade adds to his collection of awards that includes the National Medal of Science, the

nation’s highest scientific honor.

Kleinrock will be formally inducted in April at the National Academy of Inventor’s annual meeting in Phoenix. ●

City of Beverly Hills is New Owner of Clock Market Building on Wilshire for \$16.5M

BY LAURA COLEMAN

Embracing the passage of time and all elements that come with it, the City of Beverly Hills last week closed escrow on the Clock Drive-in Market building at 8423 Wilshire Blvd., paying \$16.5 million. The property, which rests a stone’s throw from where the Wilshire/La Cienega subway station is slated to open in 2023, last changed hands in 2000, when Automotive Resource, LLC purchased the 8,500-square-foot building for \$2.85 million.

Originally built in 1929 as a drive-in market with a large apartment (later turned office space) upstairs and a small stand-alone gas station at its southeast corner, the Spanish Colonial Revival style building, designed by C.W. Wilson and Sons, was listed on the Beverly Hills Register of Historic Properties in 2016. The L-shaped one-story and two-story building of brick and frame cost roughly \$32,500 to build according to the original permit. The two-story portion is dominated by a monumental square shape clock tower, which gave the building its name.

A phenomenon throughout Southern California born in the mid-1920s in tandem with the prevalence of automobiles, drive-in markets were essentially early mini-malls tailored to the mobile shopper. The departments within the Clock Market originally provided baked goods, meats, fruits, vegetables and other groceries.

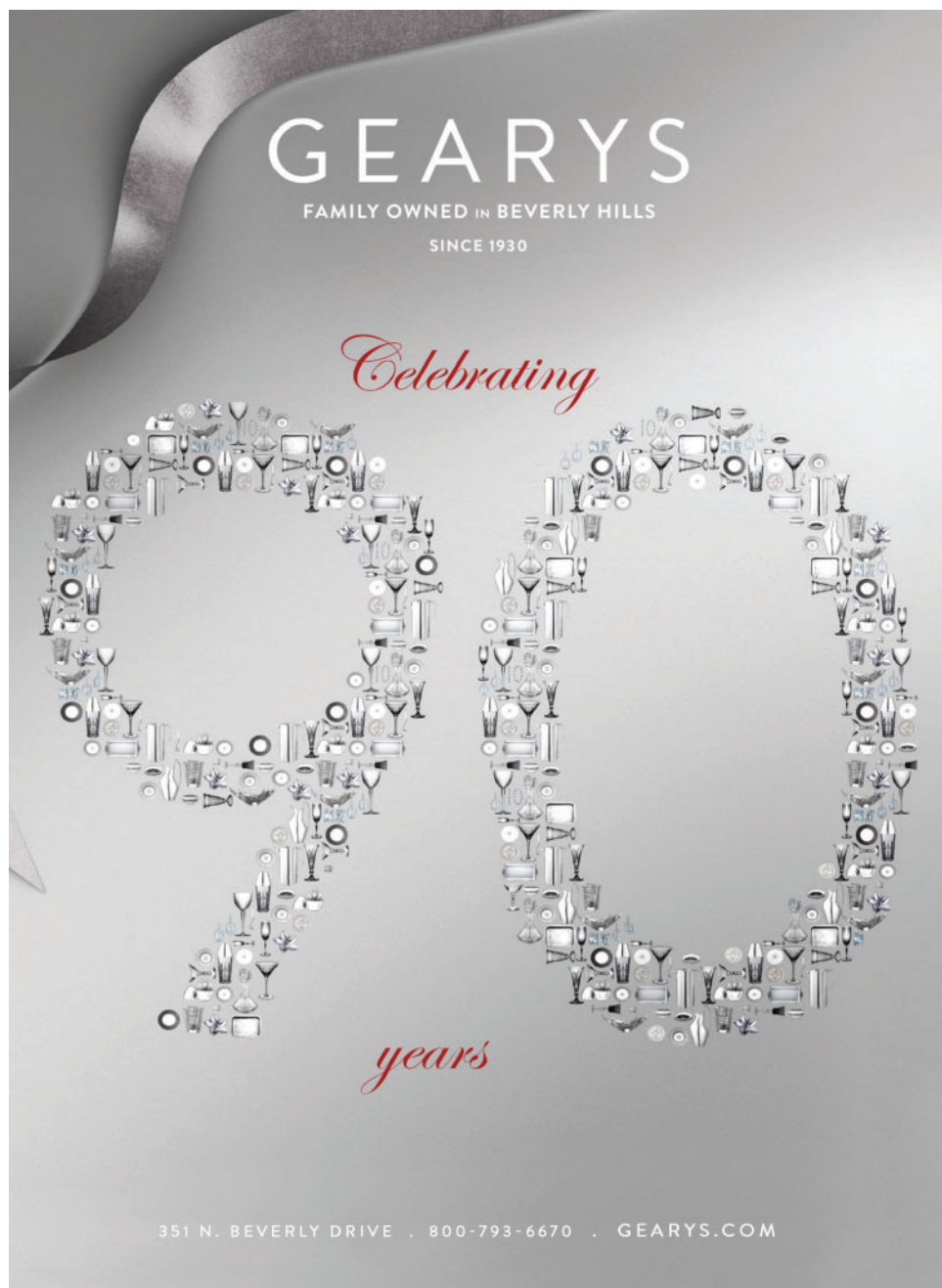
By the late 1930s, the character of the street had changed, and the usage of the

structure changed as well, becoming an automobile showroom. In more recent years, the property operated as an Audi and Porsche dealership until 2015 when Beverly Hills Porsche moved to West Los Angeles. It is currently leased to O’Gara Coach through June 30, 2027 and the lease was assigned to the City as part of the sale. The tenant has options to extend the lease through as late as June 30, 2037, according to City spokesperson Keith Sterling.

“The plans are to continue to lease the property at this time,” Sterling said. “The Strategic Planning Committee/Southeast Task Force had previously identified this property as an opportunity site given its proximity to the future La Cienega Station. Any plans would be subject to further evaluation and public discussion.”

According to records from the Los Angeles County Assessor, the property contains approximately 19,300 square feet of land area and is contiguous with the westerly boundary of the Metro staging area.

“Upon expiration of the lease, the property could one day be utilized in conjunction with future parking and/or transportation infrastructure in the area,” Sterling predicted. “The property’s existing layout combined with other future improvements to the surrounding streetscape could make the property suitable as a public gathering space near La Cienega Station that serves nearby restaurants, retailers and entertainment-oriented businesses.” ●



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A display from the “Property from the Lifestyle of Elizabeth Taylor” auction taking place at Julien’s Auctions Dec. 6-8 in Beverly Hills and online www.juliensauctions.com. Photo Courtesy of Julien’s Auctions

Beverly Hills City Council Will Consider Urgency Ordinance to Lower Parking Requirements

BY LAURA COLEMAN

The Beverly Hills City Council is slated to consider an urgency ordinance to lower parking requirements at its upcoming study session on Tuesday, Dec. 10. At the Council's previous study session, on Nov. 19, Council members discussed the City's existing in-lieu parking program regulations with several community members voicing their opinions

that it was important to act with urgency, rather than continuing to delay changes to the program.

The program, which was started in 1976, is outdated according to Councilwoman Lili Bosse, who along with Councilman Julian Gold had requested that the City Council take up the issue in order to make it more

Beverly Hills Residents Celebrate Berry Gordy Square Dedication

BY SANDRA SIMS

Beverly Hills resident Karla Gordy Bristol spearheaded the Berry Gordy Square Dedication Ceremony and sign unveiling at the northwest corner of Sunset Boulevard and Argyle Avenue in Hollywood on Nov. 25. The location is where her uncle, the legendary Berry Gordy, operated Motown Records after moving the company from Detroit. "It was my true joy and pleasure to initiate this honor for my uncle. A monumental honor for him in Los Angeles, this has been my desire for several years. The former Motown Records location was my first choice," Gordy Bristol told the Courier. She added, "I'm grateful to Najee Ali for listening to my desires and taking action...straight to Los Angeles City Councilman Mitch O'Farrell, who said yes immediately."

At the Dedication Ceremony, O'Farrell stated, "This official City of Los Angeles dedication is a fitting tribute to a man who made such lasting impressions on the music industry." Members of Berry Gordy's family and Motown legends in attendance included Smokey Robinson, Stevie Wonder, Thelma Houston, Brenda Holloway and Suzanne

DePasse. Additional notable attendees included Debbie Allen and Howard Hewett.

Berry Gordy helped to launch the careers of recording artists such as Smokey Robinson and the Miracles, Diana Ross and the Supremes, Stevie Wonder, Marvin Gaye, The Temptations, Martha Reeves and the Vandellas, Gladys Knight and the Pips, and The Jackson 5.

The Dedication Ceremony also kicked off the 90th birthday week of Berry Gordy, who was born on Nov. 28, 1929. The crowd sang "Happy Birthday," along with Stevie Wonder's version of the song, which was released on Motown Records.

"I wanted to make sure people knew the significance of 6255 Sunset Blvd. People should know that global music history, was operated in Hollywood, and greatly impacted the lives of many here, as it did in Detroit," said Gordy Bristol.

Berry Gordy joins other entertainment legends such as comedian Bob Hope, Ray Charles, and former Los Angeles Mayor Tom Bradley who have also been honored with a square in Hollywood. ●



(From Left): Attendees at the Dedication Ceremony for Berry Gordy Square included Fabian Wesson, Herb Wesson, Councilman Mitch O'Farrell, Smokey Robinson, Berry Gordy, Stevie Wonder and Karla Gordy Bristol

amendable to businesses.

"I think that our parking standards are old and I think we need a holistic view of parking in the City," Gold said.

"When we put this program in place, the City was a completely different place," Bosse said. "I think this is an emergency and I think this is urgent. We are losing or have lost incredible opportunities because of what we have in place."

The City's in-lieu parking program currently allows certain businesses in specific locations to pay fees in lieu of providing all required parking spaces on-site, which are collected into the in-lieu parking fund. This fund is intended for the acquisition, development, operation and maintenance of off-street parking facilities. The program fund maintains approximately \$12-\$13 million, and 930 parking spaces have been approved since its inception.

The current in-lieu fee varies based on location and type of use or development. For new construction or reconstruction the fee is \$49,576 on Rodeo Drive, \$39,661 on Beverly Drive, and \$29,830 on all other streets within the established in-lieu parking district. For restaurant expansions the fee is \$12,095; however, in order to receive this lower fee a restaurant must already be in existence.

Six years ago the City piloted a lease program intended for restaurants whereby businesses could lease in-lieu parking spaces

rather than paying the full cost of in-lieu parking spaces. The annual lease payment was set at half of the 10-year amortization rate for a full-cost in-lieu parking space. But with just one participating business, which ultimately went out of business after describing the associated in-lieu parking lease fee as "burdensome," the pilot was clearly not a success.

A 2014 in-lieu parking study carried out by Nelson/Nygaard Consulting Associates found that there was an oversupply of parking in the Business Triangle area and that the program had "contributed to the creation of a vibrant commercial area in the Business Triangle." In response, the City Council subsequently expanded the in-lieu parking district.

However, the current regulations are not without limitations and are particularly prohibitive for larger new construction projects. Under the current program, properties larger than 16,000 square feet are only allowed to participate in the program if the project consists of museum uses or the adaptive reuse of historic buildings. And given the built-up nature of the City's commercial areas and the high cost of land, new commercial developments often must consider projects in excess of 16,000 square feet in order to make sound financial sense.

(City Council continues on page 16)

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BY CAROLE DIXON

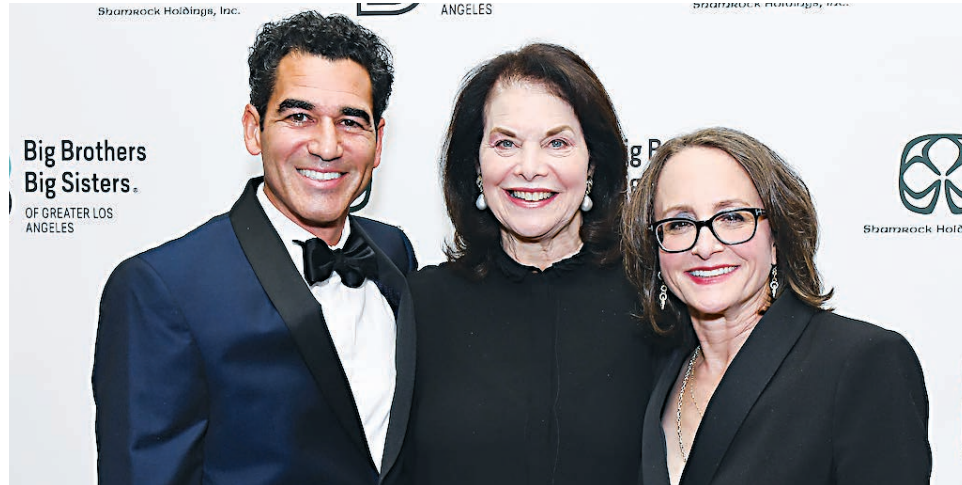


1

JLo at AllBright for "Hustlers" & "Booksmart"

On the evening of Monday, Nov. 25, the leading ladies of "Booksmart" and "Hustlers" toasted in celebration at AllBright, a venue for women created by women, with specialty crafted cocktails provided by RedBull. Looking casually chic Jennifer Lopez joined Lorene Scafaria, Beanie Feldstein, Kaitlyn Dever, Jessica Elbaum and Katie Silberman who were also in attendance. Image by TK/ABIImages

2



Big Brothers Big Sisters of Greater Los Angeles (BBBSLA) honored outstanding members of the Los Angeles community at the annual Big Bash Gala recently at the Beverly Hilton Hotel. Nina Jacobson, Founder and CEO of Color Force Productions, received the 2019 Sherry Lansing Award, entrepreneur Michael Green received the 2019 Walt Disney Executive of the Year Award, Anthony Lynn, Head Coach for the Los Angeles Chargers, received the inaugural Defender of Potential Award in absentia. Kim Baldonado, KNBC's Emmy Award winning reporter, was honored as the 2019 BBBSLA Big Sister of the Year. Mike Shumard was the evening's emcee and led the fundraising appeal. Actress Heather Hemmens ("If Loving You Is Wrong;" "Roswell, New Mexico") presented her testimonial as a mentor and 'Big Sister'. The BBBSLA Big Bash Gala benefits youth facing adversity from underserved communities in Los Angeles. Photo by Vince Bucci Photography

3



Larry King Honored at Friars Club

The Friars Club and the Crescent Hotel honored television and radio star Larry King in conjunction with his 86th birthday last week. Larry King enjoyed the celebratory evening with his family along with Billy Crystal, Bill Maher, Joan Collins, Frankie Valli, Steve Tyrell, David Steinberg, George Hamilton, George Schlatter, Bruce Charet, Marvin Scott, Friars Executive Director Michael Gyure and Crescent Hotel Owner Susan Cronin. Photo by Gregg De Guire/Getty Images

4



Saban Free Clinic Gala at Hilton Death Cab for Cutie headlined a record breaking fundraising dinner on Nov. 18, for the 43rd Annual Saban Community Gala, which supports the Free Clinic at the Beverly Hilton. Host James Corden led the evening's honor of Greg Berlanti and Warren Littlefield. Also in attendance, Ted Sarandos (Netflix), Jeffrey Katzenberg, Richard Weitz, Marlon Wayans, Ellen Hoberman, Yvonne Strahovski, Peter Roth, Paul Haas, Steven Levitan, Lou Pitt, Rick Rosen, David Nevins, and Mayium Bialik, among others. Photo by Alex J. Berliner ABIImages

6



DIVAS Honors Diane Warren

DIVAS 2019 honored Grammy, Golden Globe, Emmy winning, and 10-time Oscar nominee, legendary songwriter Diane Warren with the DIVAS Legacy Award at the 29th Annual DIVAS Simply Singing, featuring spectacular performances of her many hits. Project Angel Food was a proud beneficiary of the longest-running musical benefit of its kind in the country. Photo by Sean black/Shutterstock

Lupus Bag Ladies Luncheon at Beverly Hilton

Lupus LA raised over \$250,000 at this year's annual Hollywood Bag Ladies Luncheon. "Lupus isn't something that happens to people in some other place or another part of the world, it happens to your neighbor, sister or friend. There are over 5 million patients in the world who carry the lupus diagnosis, and that's not including those who don't even know they have it," said Dr. Sheila Barbarino, who received the Lupus LA 2019 Woman of Achievement Award. Photo by Getty images

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- 1 Jennifer Lopez
- 2 Brock Moseley, Sherry Lansing and Nina Jacobson
- 3 Cannon Edward King, Larry King, Chance Armstrong King and Larry King Jr.
- 4 Marlon Wayans and Ted Sarandos
- 5 Dr. Sheila Barbarino with producer and Chairman of Lupus L.A. Adam Selkowitz
- 6 Sheryl Lee Ralph and Diane Warren

Spectrum News 1's Giselle Fernandez Named Journalist of the Year

BY ANA FIGUEROA



Giselle Fernandez

Southern California has a lot of stories to tell. And Giselle Fernandez wakes up at 1:30 a.m. each morning to tell them.

The veteran journalist anchors "Your Mornings on Spectrum 1" from 5 a.m. to 9 a.m. weekdays. From Beverly Hills to Baldwin Hills, Santa Monica to Simi Valley, the show's reach is hyper-local and hyper-rich, in terms of issues, ideas and contrasts. The Spectrum News 1 network – with

Fernandez as its headline name – debuted in November 2018. In the short span of a year, her no-nonsense, thorough approach to local news has catapulted Spectrum News 1 into the same league as the big players.

In addition to her morning anchoring duties, Fernandez hosts the weekly series "L. A. Stories with Giselle Fernandez," airing Mondays at 9 p.m. Each show profiles an individual. Subjects have included actress-choreographer Debbie Allen, L. A. Mayor Eric Garcetti, renowned architect Frank Gehry, developer Rick Caruso and former first violinist Vijay Gupta, now head of Street Symphony. The lineup has also included photographer Dana Gluckstein, who specializes in portraits of indigenous peoples. If there's a unifying theme of "L.A. Stories," it's that its subjects are making a singular imprint on the fabric of Los Angeles.

"Brilliant TV portraits" is how the L.A. Press Club describes "L.A. Stories." That was but one of the laudatory comments from the organization when it honored Fernandez as "Broadcast Journalist of the Year" at the 12th annual National Arts & Entertainment Journalism Awards Dec. 12.

Fernandez took home two additional awards that evening for "L.A. Stories," in the categories of Best Personality Profile and Best Short Documentary or Special Program. They follow the Emmy Award in

the informational series category bestowed upon "L.A. Stories" this past summer. It was the first Emmy win for Spectrum News 1.

Accolades and awards are nothing new to Fernandez, however. In her three decades of experience, she's accumulated countless honors, including five previous Emmys. She's been a television fixture in local markets from Los Angeles to Miami. On the national stage, she's served as correspondent, anchor and host at CBS News and NBC. Over the years, Fernandez has reported on the U.S. invasion of Panama, the Bosnian War, the trial of the 1993 World Trade Center bombing conspirators and the Persian Gulf War. So impressed with her reporting skills was Fidel Castro, that the late Cuban president invited her to conduct his first English-language interview in 20 years.

Fernandez's experience of course, extends beyond hard news and feature interviews. She launched "Access Hollywood" as its lead anchor, a position she held for three years. And she's even foxtrotted with aplomb as a contestant on "Dancing with the Stars."

Clearly adept at reinventing herself, few are surprised that Fernandez has managed to reinvent local news in Los Angeles. But the path was anything but smooth. In fact, prior to joining Spectrum, she was off the air for 15 years.

"I was told in my late forties that it would

be rough to return to TV. I had very powerful TV executives tell me the best was behind me," said Fernandez.

Undaunted, she turned to special projects, such as launching a production company and writing a children's book. She also focused on philanthropic endeavors, particularly those serving underserved communities.

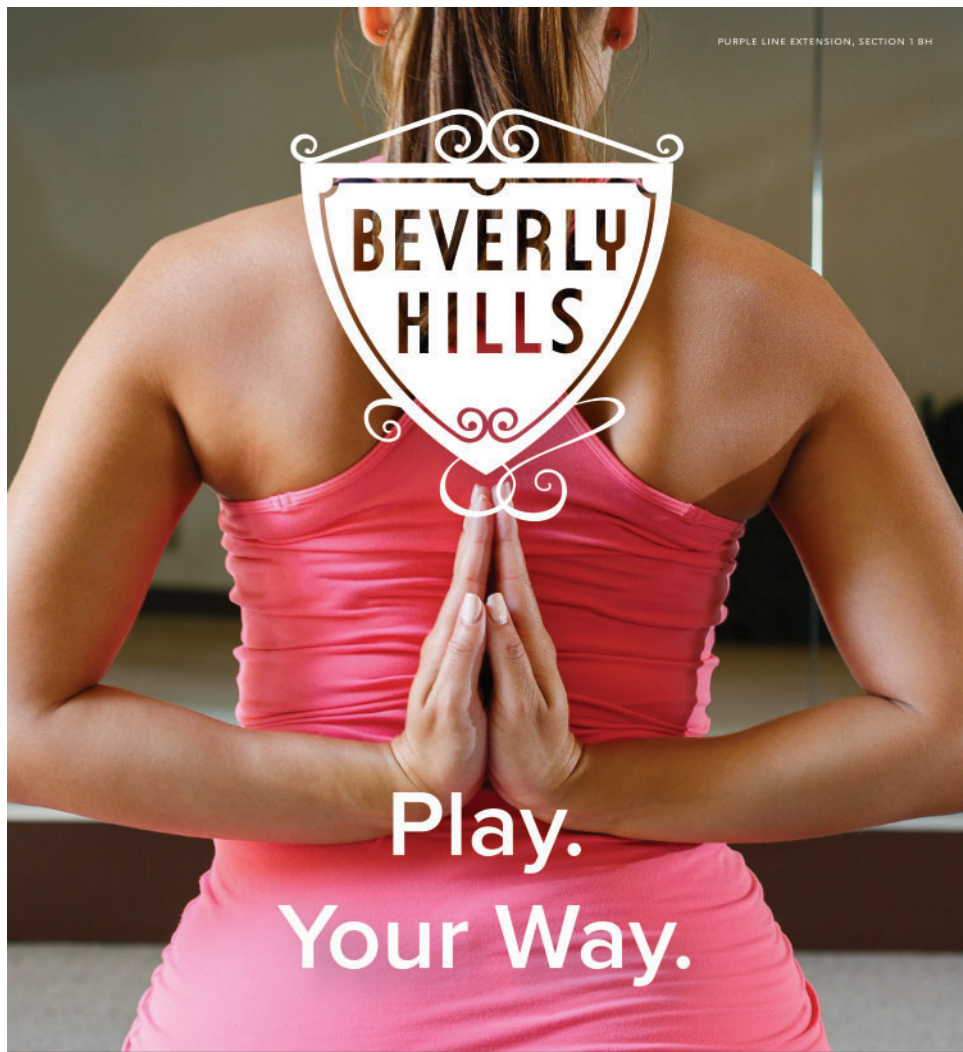
She never lost hope that she'd return to television broadcasting, however. So, when Spectrum Communications contacted her about launching Spectrum News 1 in the L.A. market, she jumped at the chance.

"When I went in to meet with them, they told me they wanted to cover all of L.A., not just the mainstream. They wanted to have people on the air who looked like the community. They wanted to showcase the diversity of L.A.," said Fernandez.

Those words struck a chord with Fernandez, who describes herself as a "Latina activist."

Born in Mexico to an American-Jewish mother and Spanish father, she spent various parts of her youth living in East L.A., Hollywood, Northridge and Westlake Village. She credits her diverse heritage and background with shaping her into the person she is today.

(Giselle Fernandez on page 16)



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Beverly Hills On Track to Limit Short-term Rentals in 2020

BY LAURA COLEMAN

For people looking to live like a local or rent out an entire home in Beverly Hills, there are few options on par with what short-term rental sites like Airbnb offer.

However, while visitors may love spending a night or two in a residential neighborhood, sometimes paying significantly less than the cost of a hotel room, neighbors aren't always so keen to have a revolving door of visitors with no vested stake in the City coming and going.

Throughout the country, and even internationally, cities are cracking down on short-term rentals with new rules and restrictions. Beverly Hills Marketing & Economic Sustainability Manager Laura Biery told the Courier she plans to share a comprehensive report in Q1 2020 as a preliminary step for the City to take action similar to what Santa Monica accomplished. Malibu, West Hollywood and Los Angeles have all passed ordinances tightening restrictions on how short-term rentals can operate and Biery said she is looking at all of them, and others, in order to craft her report.

"Hotels would like to see an ordinance with more stringent parameters. A good example is what is being done in Santa Monica, where the owner has to be

present during the rental," said Beverly Hills Conference and Visitors Bureau (BHCVB) CEO Julie Wagner. "I think short term rentals are extremely disruptive to the hotel industry, and of course, one of the biggest attractions in our city is our iconic hotels."

While Airbnb, which was founded in 2008, may be the biggest name around town, it is certainly not the only one. Vacation Rentals By Owner (VRBO), OneFineStay, booking.com, and even the TripAdvisor-owned FlipKey are among the most popular players in the market when it comes to renting a room or home via the World Wide Web.

A recent report via AirDNA, which tracks short-term rentals, for 90212 showed hundreds of local rentals, with an average daily rate \$663 - an amount which Wagner said is keeping in line with local hotel price averages.

"What people give up when they choose a short term rental is certainty," Wagner described. "When you go to a hotel, you know it's going to be secure and that your every need will be anticipated. It's a true getaway."

In addition to removing needed housing stock from the long-term rental market, the preponderance of short-term rentals is also

having a direct impact on local hotels.

"I do think that one of the biggest threats to the hotel industry in Beverly Hills, to all hotels, is the expansion and the trend of Airbnb, vacations.com, (and other) luxury home rentals. The ability for people to just be able to rent homes for any amount of time and moving their business away from luxury hotels is a real concern, and we have to do something about it," said Peninsula General Manager Offer Nissenbaum, who served as the president of the Board of the BHCVB for FY 2018/19 where he actively sought to address the issue by educating the City about the threats of short-term rentals. "As we move forward, it's now a bigger and bigger issue that has to be addressed."

While the specific amount of money that the City of Beverly Hills is losing out on due to short-term rental websites is indeterminate, Wagner estimated the tax loss to be in the millions. For the previous fiscal year, 2018/19, the City collected just north of \$100,000 in Transient Occupancy Tax (TOT) from short-term rentals. By comparison, TOT collected from hotels for FY 2018/19 was \$50 million.

"There's a lot of collaboration going on about what can we do," Biery said. "We want

to find something that's successful for hotels and residents."

Santa Monica's current regulations governing short-term rentals are among the strictest in the nation. In addition to prohibiting rentals of whole homes to travelers for less than 30 days - Beverly Hills now allows two "short-term" rentals of up to six months per year in single family housing zones - hosts can only rent rooms to tourists and must be present throughout the stay.

Earlier this year Airbnb and Expedia Group's HomeAway lost their case in the Ninth Circuit Court of Appeals to the City of Santa Monica with the court upholding the ruling that short-term rental companies are liable for illicit rentals on their sites. Short-term rental websites typically put the onus on the property owners using the site to observe the rules that govern the specific cities.

"Just as we've done with dozens of cities across Southern California, we stand ready to work with city leaders and community members on fair, balanced regulations that preserve the benefits of short-term rentals and protect quality of life for Beverly Hills residents," Airbnb spokesperson Mattie Zazueta told the Courier. ●

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Beverly Hills Dancers' Dreams Come True with 'The Nutcracker'

BY SANDRA SIMS



(From Left): Jenne Shim, Elle Shim, and Isabella Sullivan. Photos courtesy of Todd Lechtick

"The Nutcracker" returns for its 47th Annual Holiday Season. This year three students from Beverly Hills Unified School District are part of the ballet ensemble that pays tribute to the original George Balanchine's classic. Beverly Vista Middle School students Jenne Shim (7th Grade) and Isabella Sullivan (8th grade) along with Hawthorne Elementary student Elle Shim (5th Grade) are among the dancers for the Westside Ballet of Santa Monica. These pre-professional (students in training) dancers will share the Broad Stage with seven professional guest artists from Nov. 30 through Dec. 8.

The Beverly Hills student dancers shared their excitement with the Courier, "I love performing because I get to do what I love, and I don't think about anything else while I'm dancing," said Elle Shim. "I enjoy performing on stage with all my friends," added her sister Jenne Shim.

"It takes a tremendous amount of dedication for young dancers to participate in our 'Nutcracker' performances. These three dancers, and all their fellow dancers, have had to commit every weekend since September to preparing for the coveted roles they dance. It is much more than a hobby or recital, it's 47 years of an elite legacy they



(From Left): Stella Grynberg (corps de ballet), Maya Zeevi (Snow Queen), Naya Galambos (Snow Fairy), Gregory Maddela (Prince), Wynter Ross (Clara), Daisy Kohner (corps), Madeline Caldwell (corps), Leslie Parada (corps). Photo courtesy of Todd Lechtick

step into -- it's very special," said Martine Harley, Artistic Director, Westside School of Ballet & Westside Ballet of Santa Monica.

The Westside School of Ballet was founded in 1967, and the Westside Ballet of Santa Monica is the nonprofit performing-division for the pre-professional company created in 1973 by Yvonne Mounsey (New York City Ballet) and Rosemary Valaire (Royal Ballet). Mounsey danced professionally with George Balanchine, as one of the

original prima ballerinas for his New York City Ballet production.

"The Nutcracker" includes music from Tchaikovsky's score performed live by the Santa Monica College Symphony Orchestra, led by Maestro Elizabeth Stoyanovich. "This production is known as the most child-friendly production in the region," said Harley "Keeping our performances affordable provides the perfect opportunity to introduce ballet to children of all ages." ●

BOLD art installations, City parking structures and Bike Share locations.

MB Mr. Brainwash	TSS The Scenario Studio	CM Cañon Mural	HD Holiday Décor	BI BOLD Information Booth	i Visitor Center
CH City Hall	BP Beverly Hills Sign & Lily Pond	P Parking	VP Valet Parking	B Bike Share	BP Bike Parking

FREE Bike Share usage on BOLD nights from 5PM-8PM.



Beverly Hills Open Later Days are back this Holiday Season. Join us Friday and Saturday evenings from November 15 – December 21 for BOLD activities throughout the City!

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JOY TO THE HOLIDAYS

DECEMBER 7 & 8 | 12PM – 5PM | Greystone Mansion & Gardens: The Doheny Estate

Come by our open house to enjoy a family day of fun with cookie decorating, crafts, a visit with Santa, holiday music and more! Share in the spirit of giving with our Spark of Love toy drive by donating an unwrapped toy. Park at the Civic Center and enjoy a shuttle ride up the hill to Greystone.

MAGIC OF THE HOLIDAYS

DECEMBER 7, 20 | 5PM – 8PM

LED lights will bring modern holiday magic to Rodeo Drive. Dancers, singers, stilt walkers and cyr acrobatics will all feature elements of light as they shine along Rodeo Drive.

HOLIDAY CONCERT

DECEMBER 8 | 1PM – 2:30PM | Greystone Mansion & Gardens: The Doheny Estate

Join us for our annual Holiday Concert where we hear the voices of our BHUSD students performing holiday songs. Presented by the Beverly Hills Community Services Department, this year's concert will ring in the holiday cheer! Park at the Civic Center and enjoy a shuttle ride up the hill to Greystone.

SANTA AT THE PALEY

DECEMBER 8, 14, 15, 18, 19, 20, 21, 22 | 11AM – 5PM

Santa returns to the Paley Center's annual PaleyLand Holiday Celebration! Enjoy your favorite holiday TV classics, visit the toy workshop and participate in holiday themed activities for the family. But most importantly, don't miss a holiday picture with Santa himself!

HOLIDAY SING-ALONG

DECEMBER 10 | 1:30PM – 3PM | Roxbury Park Community Center

Join Music Mends Minds and the Beverly Hills Treble Makers as they add a holiday medley to their weekly program. Sing along to your favorite holiday songs!

JOLLY TROLLEY WITH MRS. CLAUS

DECEMBER 13, 14, 21 | 5PM – 8PM | Pickup at 280 N. Rodeo Drive

Join Mrs. Claus for a complimentary scenic tour of Beverly Hills. The trolley ride is full of good cheer and fun for all ages!

HOLIDAY POP!

DECEMBER 13, 21 | 5PM – 8PM

Rodeo Drive will be bustling with hip-hop holiday dancers, elves on stilts, a cyr wheel duet and beatbox/acapella singers. There's fun to be had at every turn on Rodeo Drive!

MEET PHOTOGRAPHER: JOHN GANUN

DECEMBER 14 | 5PM – 10PM | 262 N. Rodeo Drive

Meet renowned photographer John Ganun, creator of The Scenario Studio, and get the full celebrity studio experience. Learn how to take that perfect shot, stand in your best light and mostly, have fun!

THAT HOLIDAY FEELING

DECEMBER 14 | 5PM – 8PM

Holiday classics come to Rodeo Drive. Our singers will croon and our dancers will swoon. The evening embodies timeless elegance as performers roam and perform throughout Rodeo Drive.

MY BEVERLY HILLS

DECEMBER 14 | 5PM – 7PM

Enjoy a special BOLD themed mixer with hors d'oeuvres and refreshments designed to connect residents and local businesses. Attendees must register at mybeverlyhills.net.

SENIOR HOLIDAY LUNCH

DECEMBER 16 | 12PM – 3PM | Roxbury Park Community Center

Beverly Hills Seniors, aged 55 and over, are welcome to join in a complimentary holiday luncheon. Both kosher and non-kosher meals will be available. If you've been good, a certain man in a red suit may visit!

For a full calendar of events, visit LOVEBEVERLYHILLS.COM/BOLDBH

#BOLDBH

FabFitFun: Thinking Outside the Box on the Border of Beverly Hills

BY CAROLE DIXON



FabFitFun headquarters on La Cienega Blvd. Photo by Carole Dixon

If you want to spark instant joy with your girlfriend, wife, sister or mother (you get the idea), just place a colorful cardboard subscription box from FabFitFun in their path and watch the immediate squeal of delight as they rip open the package to see the goodies inside ranging from a new make-up palette to fuzzy slippers or a cocktail shaker.

Sounds like a simple plan for retail success, but the marketing genius behind this premier gift box was the brainchild of former freelance writer and Co-Founder Katie Rosen Kitchens, along with Co-CEOs Daniel and Michael Broukhim, back in 2010 that started with, of all things, an online magazine.

Cut to over a million subscribers, 600 plus employees and a community that is thriving online and off. The company has evolved from a female-focused media company to a true lifestyle brand reaching women ages 13-85 and is one of the most successful start-ups in the past 10 years, valued at over \$1B. But what exactly is behind this magical box that sells four times a year for less than \$50, and how are they keeping audiences engaged almost a decade later? We decided to visit the vast FabFitFun headquarters in L.A. and speak with Kitchens to find out.

Beverly Hills Courier: How did you first embark on your business model that combines your trifecta of content, commerce, and community?

Katie Rosen Kitchens: We actually started about 10 years ago as a magazine. I was a freelance writer for magazines and newspapers before starting FFF with Mike and Dan. At the time media was ruled by glossy magazines who very much [dictated] what you were supposed to look like and as a Jewish-Puerto Rican girl from the valley, who didn't necessarily fit that stereotype, we wanted to create something that was more like your best friend giving you tips and tricks for living your best life.

We remained as a media brand for about 3 years but at the time media was having a rough go of it. There were newsletters and magazines that were shutting down every other day and we knew we wanted another revenue source. We really liked the idea of a subscription but at the time there were a few others in the sample space that were really popular. As an editor, I loved trying new things and getting packages in the mail, but I'm also incredibly cheap and didn't want to pay for samples when you get them for free at a department store. It was also incredibly niche - a make-up, food or fashion box but nothing that was looking at women holistically. I truly believe that women are multi-faceted, smart beings with diverse interests and we were already a lifestyle media brand, so it made sense.

Did you ever think that FFF would reach such a wide and diverse audience so quickly?

We launched the boxes in the spring of 2013 and that was the birth of the business and a test but we sold out in 24 hours. That was a really good indication that women really responded to.

I honestly thought we'd only sell a few and then move on down the list as we tried different things. We had established ourselves as an authority in beauty, fashion and fitness, so it wasn't weird when we decided not to just write about them, but put them in your hands. It was a natural transgression from where we started and the key of the success is it's always been more than just a box. My intention or passion was never just sending people stuff but bringing these stories to life. We are story tellers at heart and the experiences come after that. We do know [after tons of research] that trying new things is a direct correlation to happiness. Whether you're trying a new lipstick that just makes you feel fabulous, or getting a DIY cooking kit within your box, these are

things for living a better, happier life.

Since you launched FFF there have been other subscription boxes that have come into the marketplace. What still sets you apart as the premiere must-have product box?

Imitation is the sincerest form of flattery. There are many other boxes but we see that women really get addicted to this model of subscription and they stay on with the ones that provide the most value overall. Hands down FFF drives the most value overall.

The box is the premiere part of the membership but only one of the layers. When members sign-up they get a box each season but also a link to FFF TV: a video service free to all members with hundreds of videos on demand from working out, cooking content, make-up tutorials, etc. Brands are talking about community on our social media channels but we have built our own community behind a paywall. Like Reddit for women who are forming friendships.

There are 8 annual flash sales per year, some in conjunction with the four seasonal boxes. Members can shop between 300 to 600 SKUs of inventory with amazing brands all priced better than anywhere online.

What goes into the planning before a box launch and how do you pick the products?

That has been an evolution from picking products as we never wanted to claim that we were customizing when we really weren't. It's quite a feat. We start with 2,000 products at the beginning of the season that the merchandising team has gone out and collected and from there we will start and whittle it down and start testing, marketing, editorial, and operations - do these products look good on different body types and skin types of women and are they as effective as we had hoped?

From there it goes to the consumer inside team who will get a use for every potential brand. It's a combination of awareness and likeability, as well as a forecasted rating for every single product. With that data, it goes back to the merchandising team to start creating a whole collection. It's gone from the same 8 products that everybody gets but now there are about 25 different potential items that you can get in the box.

Has there ever been a product that people keep asking to come back?

100 percent. There are definitely those brands yet we always want to surprise and delight our members so that they are finding out about new items. We will bring back a past member favorite like Kate Somerville, paired with new up and coming niche brands that bring the surprise and delight at the same time.

What about the men, do you have a box for them?

FFF for men started about a year ago. We curated a box twice a year but it's not a subscription and you must be a member to buy for your husband, father, brother, boyfriend, etc. It's the same price point as the other box (\$49.00 with a value of over

\$200.) It's a fun way to tap into another audience and eventually, we believe this can be its own subscription. We wanted to see how our members would react but every box so far has sold out.

The reality is that every piece of research shows that men are investing more and more into their own self-care. My own husband is the least metrosexual man from Georgia who barely knew what moisturizer was before we met but now knows what the good stuff is and slathers it all over his whole body. He realized that these things actually make you look good and feel better.

How are you bringing "the box to life" for your customers?

They have built their own community. There are in-person meet-ups and [people] are doing this all on their own. They go to lunch and trade products or take a box and have a cake made out of it. I love social media and it's a really interesting connector of the world, but it's also not the most realistic or authentic way of connecting. Because we are behind a paywall, and they have a shared bond of being members, they are really able to open up and engage. It gets harder to make friends when you get older but we are seeing that because they are sharing this bond, they are really able to make connections in the community and then see them through in real life.

How are you identifying those groups?

We identify those groups through customization. You can choose different products in your boxes like an eye shadow palette or an oversized scarf or you can be surprised, like the original [concept] our wonderful team of data scientists will choose for you based on your data profile. We are not just picking great products but



Co-Founder Katie Rosen Kitchens. Photo by Tristian Kallas

We are not just picking great products but the location, age, and interests. What a sixteen-year-old in San Diego wants is not the same product that a sixty-five-year-old in Kansas City and we have both of them in our membership.

At the heart of the company, we are a data science-driven company. We obviously have a great marketing team who do a ton of trend forecasting, but that marries with a wonderful consumer insight team who is constantly serving our members on what brands they like and want to try. That information is really merged with the merchandising tastes so that we have the best collection of products.

Can you share any upcoming events or new activations? What about the FFF bus tours that recently took influencers and press to the Dry Bar and other select partners?

We have our big annual winter event and seasonal launch parties. Our holiday party is always a big hit. We really believe in the experiential aspect so we will do our Summer House every June. We have influencer days, spa days and different treatments and showcase the box. Last year we did a wellness camp where you could build a box, have

cocktails by the pool. We have boxing to photography classes. We are looking more at travel or experiential activations in the works and the FFF bus [that went on a tour of local partners] was certainly perfect for the press but could involve members in the future.

A recent representative mentioned that "It's all about experiential shopping now and people no longer want to just shop." How are you reaching your subscribers outside the box?

FabFitFun outside the box launched one and a half years ago. That was in addition to the glossy magazine which is a good place to highlight our founders and has a higher circulation than Vogue, just saying. Online we go into more in-depth stories and get more granular like how to use and wear the products. How to style, or go deep into ingredient stories, we know that is something that members really care about. That encourages who we are from the very beginning.

Every season we release a fresh set of new videos across all of our categories.

We wanted to delve further into our member's interests so we launched our first Cooking Club last month. It has links back to cooking videos and our members are doing a

ton of user-generated content to create their own videos with recipes. You will continue to see more clubs launch throughout next year.

Marketing strategies have gone from print to online to social media for reaching consumers. From online shopping to back in the stores. What do you think the next wave will be?

It's always going to be that combination of content, commerce, and community. When you have that trifecta, the results become really special. Connect to your membership or audience in order to continue to be a favorite - content is what they are coming back for, that and loyalty. ●



Winter FabFitFun Box

Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
 Section 2 – Beverly Hills Update

Season's Greetings
 Enjoy the holiday festivities in the City of Beverly Hills this season. Construction in the streets and within the public right-of-way for the Wilshire/Rodeo Station is taking a break through New Year's Day.

Starting in 2020
 Piling activities to create the supports for the Wilshire/Rodeo Station box will continue after New Year's Day. Work will take place behind K-rail on the north side of Wilshire Bl between Crescent Dr and Beverly Dr.

*Construction is dynamic and is subject to change.

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Maple Counseling Center in Beverly Hills Launches Response Network

BY SANDRA SIMS



The Maple Counseling Center's Family Counseling Room

The holidays can be a joyful time for some, a difficult time for others who may experience isolation, depression or grief. The Maple Counseling Center (TMCC), located in Beverly Hills, is expanding its services with the Maple Response Network which provides counseling to local clients as well

as others in the greater Los Angeles area. "There is an enormous need for our network of licensed therapists given the rise in school shootings, compounded by the increase of depression and suicides among adults and youth," said Susanna De Mari, TMCC clinical and program director and Licensed Marriage

and Family Therapist (LMFT). The holiday season, in particular, can be a challenging time for individuals struggling with issues of trauma and/or loss.

TMCC is a nonprofit mental wellness facility that has offered low cost services to the community for over 45 years. The center provides counseling to individuals, schools, government agencies, and other institutions. The newly-formed Maple Response Network broadens services to surrounding areas with a team of licensed therapists who offer on-site counseling to anyone dealing with the aftermath of a crisis or traumatic event. Marcy Kaplan, CEO of TMCC, told the Courier that the Maple Response Network is comprised of TMCC alumni.

De Mari, who leads the Maple Resource Network program, explained that the alumni are all licensed therapists who serve as volunteers. "They were here as trainees, and now they are licensed clinicians that have their own private practices or work at other agencies and have offered their time when they are needed," she said. Moreover, all of the therapists are trained to work with any age group.

Kamala Horwitz, M.A., LMFT, is one of

the volunteers. She has experience in providing on-site services for students at other Los Angeles-area schools. In one instance, she counseled students following the death of a beloved teacher. "It was healing for the students to have space to speak openly ...and to recognize and honor the process of grieving. It is rewarding to be part of the Response Network Team," said Horwitz.

De Mari notes that the mission of the Maple Response Network is not to function as 911 responders but as aftercare for the affected individuals. She cites as an example the 2018 shooting at the Trader Joe's in Silver Lake. "The idea would be for us to provide service for employees and even customers as a support. It could be a robbery at a local store or an earthquake or shooting; any catastrophic event where people are impacted by some kind of trauma."

Clients can receive individual or group counseling, depending on their needs. "Group sessions are really about allowing them space to feel among people who have experienced the same thing - that is important - and in a space where they don't feel that they will be re-traumatized," said De Mari. She added, "It would be an open



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format with a facilitator maintaining that safe space for them.”

Maple Response Network therapists provide counseling sessions wherever the clients feel comfortable. “For example, we have provided some [on-site] crisis intervention and grief groups for the City of Beverly Hills employees when they had a crisis,” said De Mari. She explained that TMCC will also provide referrals if it is more convenient for clients based on their location.

Signs to Look for During the Holidays

A common issue during – and more often after – the holidays is isolation, said De Mari. Isolation and other symptoms of depression can be signs that someone is impacted by trauma. “When you have trauma and you don’t have the support that you need, then you may feel like you are alone. You don’t want to be that person at the holiday party not feeling that joy because of the trauma that you are feeling,” she explained. “And by talking to somebody, you may feel that you are burdening them. So, people tend to isolate; it’s almost a comfort zone,” she added.

De Mari explained that there are numerous sources of trauma, including trauma

related to social media platforms. Many youths have experienced bullying, depression or anxiety associated with the pressure of “trying to fit in.” De Mari recommends that parents spend time getting to know their children’s interests. “We have a responsibility to connect with our kids. Find creative ways to connect with your child – not things that you think are cool, but things that they think are cool.”

Depression in teens can be difficult to identify. Behavior such as drug abuse or vaping may be a sign of trauma. “With teenagers, it’s a little tricky because they may be misdiagnosed as oppositional,” said De Mari. She recommends that parents take time to observe their teens. Ask questions, such as “What does their mood look like? Are they moping around, are they angry, or just sad and isolating, are they going out with friends?”

According to De Mari, depression in adults may look the same in terms of isolation. She explained that behaviors may include “isolating from friends and family, not being able to focus at work, or having no motivation to do anything.”

Signs of more severe depression may

include risky behavior such as increase in alcohol or use of drugs. De Mari warned that signs of suicidal behavior may be revealed in written letters or comments on social media. “Messages [or behaviors] that convey a sense of hopelessness ... like people giving their things away,” can also be strong signals.

De Mari told the Courier that the day before the Thanksgiving holiday there was an increase in the number of counseling services provided by TMCC. “On Wednesday night, we had appointments until 9 p.m.,” said De Mari.

Despite the increased need for counseling

services, De Mari stated that there is still a stigma attached to counseling. “Different cultures have a stigma around it, so being able to say, ‘we are here for you’ and to validate their experience - they may see real long-term value,” she said.

Maple Resource Network counseling services are provided at no cost to clients. As TMCC does not receive state or federal funding, donations from outside contributions help keep the organization operating. For more information about the Maple Resources Network or other TMCC services, visit tmcc.org.



The Maple Counseling Center's Family Counseling Room



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(Giselle Fernandez continued from page 7)

She is also convinced that Spectrum's timing was perfect. Launching a platform for comprehensive coverage of local news is more important than ever in this era of polarizing national news.

"I had always wanted to have my own interview show and I didn't get that at the network. To have that now in my late fifties is incredible," said Fernandez. "I love framing the human experience. I'm working for an organization that saw my value in an industry that is not kind to women as they age. I feel excited, humbled and privileged," she added.

She is also paying it forward, lending support to others taking up the local news mantle. The Courier is one such beneficiary. Fernandez serves as an informal advisor to the paper's new owners. And, she performed admirably as mistress of ceremonies for the Courier's recent launch party to showcase the paper's redesign and reimagined glossy magazine.

"There have been a lot of highs and lows and a lot of times when I thought I would never be back. Good, bad or ugly, storytelling is an art. I want to cultivate it as long as I live," said Fernandez. ●

(City Council continued from page 5)

"The costs really are deterrents," said local attorney Murray Fischer who represents clients that have been unable to move forward with developing projects as a result of the onerous costs associated with providing adequate parking.

At last month's study session, Community Development Director Susan Healy Keene shared several potential changes to the City's in-lieu parking program. Such changes include amending the program to allow sites greater than 16,000 square feet to participate in the program; reducing in-lieu parking fees for new restaurants; charging one in-lieu fee for any restaurant use (at a rate consistent with the more affordable restaurant expansion in-lieu fee); and changing the parking requirement for restaurants to be consistent with the general commercial rate of one parking space per 350 square

feet of floor area.

In anticipation of Tuesday's upcoming meeting, the Beverly Hills Chamber of Commerce sent out a letter this week urging its members to voice their support of the proposed changes. By lowering parking requirements for certain businesses and making other adjustments to the City's in-lieu parking system, Chamber Vice President of Economic Development and Government Affairs Blair Schlecter wrote the changes would "make it easier to open and maintain a business in Beverly Hills."

"Our number one recommendation is that the City lower parking requirements for new and existing businesses in the City," Chamber President and CEO Todd Johnson wrote in a Nov. 26 letter to the City Council.

"The upcoming study session is scheduled to take place at 2:30 p.m. on Tuesday, Dec. 10, at City Hall. ●



Beverly Hills Vice Mayor Lester Friedman (left) presented GEARYS President & CEO Thomas J. Blumenthal with a proclamation in honor of GEARYS Beverly Hills 90th Anniversary. Photo by Nelson Lee of Noteworthy Collective.



Beverly Hills Rabbi Simchah Green officially became the fourth candidate to join the upcoming City Council race. He joins incumbent candidates Lili Bosse and Dr. Julian Gold, as well as Lori Greene Gordon. Green is pictured with City Clerk Huma Ahmed.



Fiber Installation in the Public Right-of-Way Now through February 28, 2020

The City of Beverly Hills has contracted with Henkels & McCoy, Inc. to install fiber in the public right-of-way as part of the Fiber-To-The-Premise project. They will be performing installation of microducts, conduits, pull boxes and fiber in your area. You will be notified when the project is adjacent to your property/residence within a week of being affected.

Street & Alley Improvements Project Now through September 14, 2020

The City is currently working on concrete and asphalt pavement rehabilitation in various locations throughout the City of Beverly Hills as part of the Fiscal Year 2019-20 Street & Alley Improvements Project. This project will take place through Friday, September 14, 2020 (no work on holidays.) You will get door delivery of notices when the project is adjacent to your property/residence within a week of being affected.

New Organics Waste Program Now through March 2020

As part of the City's new organics waste program, the City will be providing green waste containers for multi-family residential buildings to dispose green waste. Commercial customers will get a site visit and a green waste container for their organic waste.

Businesses and multi-family properties with five units or more and generate 4 or more cubic yards of solid waste per week will be required to recycle its organic waste. Organic waste includes items like food scraps and landscape waste. This is part of the City's ongoing efforts in working with residents and businesses toward achieving the State's sustainability goal and reducing greenhouse gas emissions.

Beverly Hills Urban Forest Management Plan

Tell us what you think by completing an online survey about the City's urban forest. Trees matter and we want your input as a stakeholder. The information you provide will aid us in considering priorities for the community. Please visit www.beverlyhills.org/ufmp.

Public Works Customer Service Tel: (310) 285-2467 or Email: AskPW@beverlyhills.org

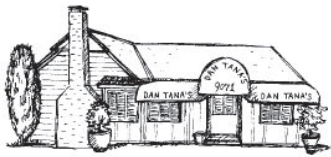
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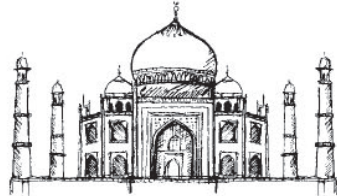
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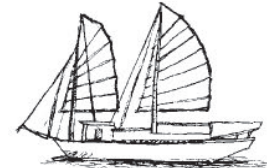
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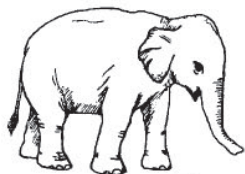
HAVE A GLASS OF CAB AT THE POLO LOUNGE

SET SAIL IN HALONG BAY



LISTEN TO WOODY ALLEN AT THE CAFE CARLYLE IN NEW YORK

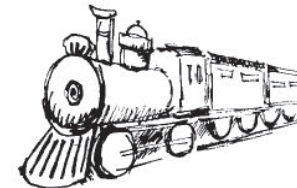
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Birthdays



VIKKI DOUGAN
December 6



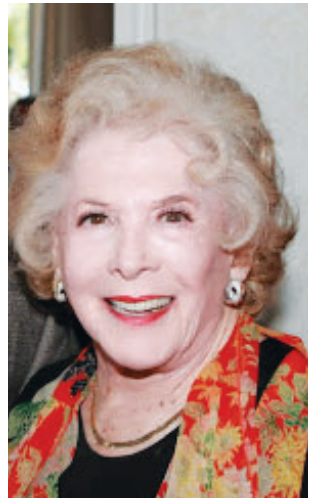
KIM BASINGER
December 8



JUDI DENCH
December 9



KENNETH BRANAGH
December 10



JANET SALTER
December 11

(Complete Streets continued from page 1)

“You can see, and you certainly will see more tonight, people who live here who do not agree with the plan’s recommendations,” said Thomas White, Chairman of the Municipal League of Beverly Hills. “The heart of why we don’t have a full chamber of Beverly Hills residents protesting this, [is] because it’s called the Complete Streets Plan, not the Bicycle Utopia Plan or the Bicycle-centric Plan for Beverly Hills, as it should be.”

A core concern voiced by several speakers was that the creation of dedicated bike

lanes on residential streets will create additional traffic that will impact the safety and convenience of the residents who live there.

Former Mayor Jimmy Delshad characterized the plan as a “Trojan horse,” in reference to the potential consequences that could unfold from removing car lanes and parking lanes in favor of bike lanes. The current plan designates various residential streets throughout the City, such as South Roxbury, which stand to lose half of its parking in order to create dedicated bike lanes.

“Why would we already designate streets without input from the public, input

from residents?” questioned former Mayor Robert Tannenbaum, who currently serves as president of the Beverly Hills North Homeowners Association. “We care about maintaining the residential integrity of our streets, that matters to us.”

Keene said the City planned to do “extensive outreach” to those neighbors who would be impacted.

At last week’s meeting for the Sunshine Task Force – a task force which was established to study measures to advance greater transparency and public involvement in local government operations – community members criticized the City for failing to adequately inform a larger swath of residents about this week’s meeting to discuss the Complete Streets Plan.

In addition to establishing a comprehensive bike lane network that connects the City to its neighbors, the plan prioritizes infrastructure projects intended to encourage people to rely less on automobiles as their primary mode of transportation. It also takes into account evolving technologies (such as automated vehicles) and the two forthcoming subway stops – Wilshire/La Cienega in 2023 and Wilshire/Rodeo in 2025.

Local cycling enthusiast Mark Elliot, a frequent blogger on betterbike.org who was once struck by an automobile while cycling in Beverly Hills, praised the plan for making safety “a top concern.”

Commissioner David Seidel said that prior to the meeting, the commission had received 70 email responses, 63 of which supported the plan, as well as 22 online comments, all of which endorsed the plan.

“I guarantee you, this is not set in stone,” said TPC Chair Jay Sonit.

Another Town Hall type of special meeting led by the TPC on the Complete Streets Plan is slated to take place in January, although the date has yet to be set. After that, Solnit said the commission would meet in February to discuss the issue again with a revised plan likely going to City Council in April. ●

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The Marketplace

BY MICHAEL J. LIBOW



Beverly Hills



BY APPOINTMENT

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Beverly Hills



JUST SOLD

517 N. Rexford Drive \$12,495,000
Elegant 2008 finished 3 Story French manse. Near 9,600 sq ft. 6BD 8.5BA Screening rm. Office. Pl/spa/lawns/patios/bbq.

Beverly Hills



PENDING

519 N. Maple Drive \$7,495,000
Redone authentic gated 2sty Spanish estate. 5BD 5.5BA. Distressed dark wd flrs. Beams. French drs. Xpriv lush yrd w/pl/spa/BBQ/lawns/mature hedging.

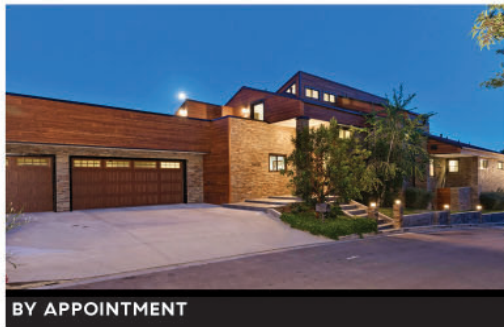
Beverly Hills



NEW X | OPEN SUNDAY 1-4

503 N. Maple Drive \$5,495,000
Renovated 1sty Deco-era Spanish Hacienda. Original detail. Wd flrs, French drs, beams, tiles. 4BD 3.5BA. Den + lg lanai. Lush priv yrd w/lawns/hedging.

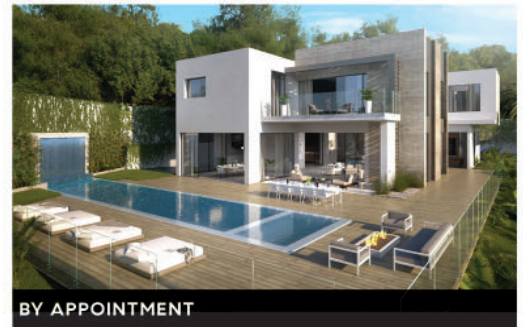
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BY APPOINTMENT

1456 Altridge Drive \$3,835,000
Dramatic remodeled contemporary features 180° views, sunlit, 5BD 7BA, vaulted ceilings, chefs kitchen, main level master suite, 3 car garage.

Outpost Estates



BY APPOINTMENT

2745 Outpost Drive \$2,495,000
Shovel Ready project! Over 33,000 sq ft lot. Cyn vs. Permits for 6,000 sq ft Arch. Long private driveway.

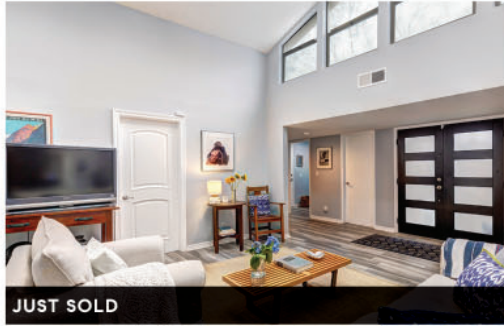
Outpost Estates



BY APPOINTMENT

2755 Outpost Drive \$2,295,000
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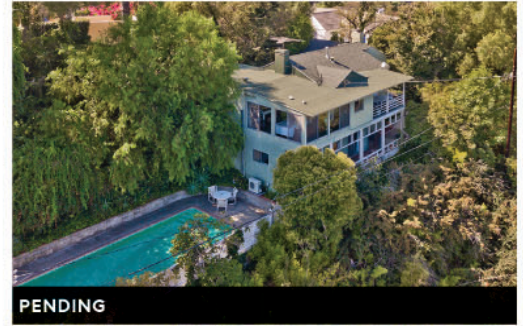
Bel Air



JUST SOLD

2531 Almaden Court \$1,395,000
Redone 2sty Contemp. Treetop vu. Bel Air Ridge HOA. 2BD up 1BD down. Patio. Newer kitch/bas. Farm rm. Cul-de-sac.

Beverly Hills



PENDING

13185 Cheltenham Drive \$1,175,000
Trust Sale. Charming 30's Tradit with panoramic city, mountain, green vs! 3BD 3BA. 2 dens. Lg pl. Double lot! Over 100ft frontage. Endles potential. Quiet road.

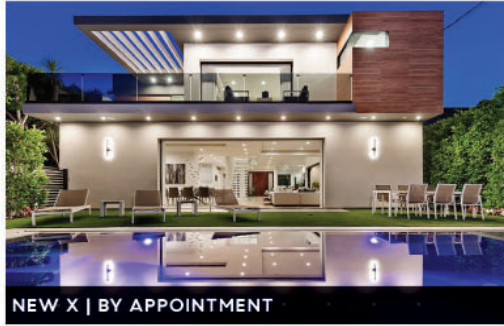
Beverly Hills



NEW X | BY APPOINTMENT

724 N. Roxbury Drive \$38,000/mo
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Beverly Hills



NEW X | BY APPOINTMENT

304 S. McCarty Drive \$27,500/mo
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Beverly Hills



NEW X | BY APPOINTMENT

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 USDA Choice Rib Eye Steak **\$12⁹⁹ lb**

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Pinot Grigio 750ml
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Cabernet Sauvignon 750ml
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SUDOKU ANSWERS
11/29/19 ISSUE

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PUZZLE ANSWERS
11/29/19 ISSUE

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"It's A Wonderful Light" Contest

The holidays are upon us and that means Beverly Hills homes and businesses are at their most bedazzled. Help the Courier shine the light on the City's most sparkling showplaces. Send your high-voltage, high-res images to: Editorial@bhcourier.com for a chance to be showcased this season.

THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
12/06/19

OPEN WIDE!
BY FRANK LONGO / EDITED BY WILL SHORTZ

Frank Longo, of Hoboken, N.J., is a professional puzzlemaker and editor. He creates the weekly "Premier Crossword" for King Features Syndicate, as well as the Sunday "Spelling Bee" for this magazine. He is the author of more than 150 books of Sudoku puzzles.

Today's crossword is unthemed, which means the focus is on vocabulary that is as lively and colorful as possible, with no other constraint. To construct it, Frank started with the central Across stack, then built outward. The finished puzzle has 122 answers, the lowest number ever for a Sunday Times crossword. — W.S.

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|--|--|--|--|
| <p>ACROSS</p> <p>1 Bondsman, of late?</p> <p>12 Unfold</p> <p>21 It has some miles on it</p> <p>22 Not yet in the database</p> <p>23 A.P. courses, e.g.</p> <p>24 Summer-camp activity</p> <p>25 Emily Dickinson's "I heard ___ buzz — when I died"</p> <p>26 Wonder-working biblical prophet</p> <p>28 Creator of Mike Hammer</p> <p>29 Cross</p> <p>31 In the mood for love</p> <p>33 Main theme of "Othello"</p> <p>37 Climax of "The Shawshank Redemption"</p> <p>42 Picnic, e.g.</p> <p>43 Bumming, as cigarettes</p> <p>44 Rotting evidence</p> <p>45 Clicking counters</p> <p>46 Lacking</p> <p>48 Imprint permanently</p> <p>50 Means of communication without interference</p> <p>52 Insulation and sealing material</p> | <p>54 Thrice due</p> <p>55 Not generics</p> <p>59 Went skiing</p> <p>60 Hit 1997 film condemned by the Chinese government</p> <p>63 Fixture in a chocolate factory</p> <p>66 Least normal</p> <p>67 Like some arts</p> <p>69 James who starred in 1970s TV's "How the West Was Won"</p> <p>70 Name originally proposed (but not adopted) for Utah</p> <p>73 Paint a false picture of</p> <p>74 Weigh-station lineup</p> <p>75 Fuel-carrying ships</p> <p>77 Event that usually has gate crashers?</p> <p>78 Methods of studying pooled data</p> <p>81 Peak in 1980 headlines</p> <p>83 Representation of the real world in literature and art</p> <p>84 NASA's spacecraft Dawn began orbiting it in 2015</p> <p>85 Clowns sometimes put them on</p> <p>89 List-ending phrase</p> <p>91 Big to-do</p> <p>95 Given a heads-up about</p> <p>97 Subscription service with an arrow in its logo</p> <p>100 Free</p> | <p>101 Something that's not contracted very often</p> <p>102 Partly sheltered area near land in which vessels ride at anchor</p> <p>103 Petty officers on police duty while a ship is in port</p> <p style="text-align: center;">DOWN</p> <p>1 Nobleman above un conte</p> <p>2 From</p> <p>3 Dickens orphan</p> <p>4 One way to stand by</p> <p>5 Anticipatory time</p> <p>6 Certain Thanksgiving turkey serving</p> <p>7 "Nice and rosy" things in the song "Sleigh Ride"</p> <p>8 Founder of New York's Odditorium in 1939</p> <p>9 Like burning rubber</p> <p>10 Les Aléoutiennes, e.g.</p> <p>11 House minority leader before Pelosi (1995-2003)</p> <p>12 Half of a reproach</p> <p>13 Sitcom/film star who was named People's "Most Beautiful Woman" twice</p> <p>14 Staying fresh</p> <p>15 Chicory variety</p> <p>16 Topics for fashion magazines</p> <p>17 Elevator near an arch?</p> | <p>18 Something that can be performed da capo</p> <p>19 Campus abutting Drexel, informally</p> <p>20 Beat by a whisker</p> <p>27 Pal</p> <p>29 What all NaCl molecules have</p> <p>30 Persian, e.g.</p> <p>32 "Yeah, right!"</p> <p>33 Steinbeck family</p> <p>34 Blake who composed "I'm Just Wild About Harry"</p> <p>35 Early employer of Steve Jobs</p> <p>36 Head residents?</p> <p>37 Many T-ball coaches</p> <p>38 Spherical bacterium</p> <p>39 Not regularly standing</p> <p>40 Something to drive home</p> <p>41 Cousins of kites</p> <p>43 Bird on California's state quarter</p> <p>46 Satisfies</p> <p>47 Suggest</p> <p>48 Running mate?</p> <p>49 Standard features of almanacs</p> <p>51 Department capital SE of Paris</p> <p>52 Get married, in slang</p> <p>53 2004 sci-fi thriller inspired by a classic 1950 book</p> <p>56 Bigeye, on some menus</p> <p>57 Some sewers</p> <p>58 Wine components</p> |
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| <p>59 Mother ___</p> <p>60 Buzzy body?</p> <p>61 Like some coincidences</p> <p>62 French for "twenty"</p> <p>63 End of many town names</p> <p>64 Par ___</p> <p>65 Is thick (with)</p> <p>68 Shade akin to turquoise</p> <p>70 Word after old or dog</p> <p>71 Longtime dairy aisle mascot</p> | <p>72 What a big sock might make you do</p> <p>75 Reached maturity</p> <p>76 Onetime Procter & Gamble product on Time magazine's list of "The 50 Worst Inventions"</p> <p>77 "___ Said," 2019 best seller on the #MeToo movement</p> <p>79 Rare and valuable instruments</p> <p>80 Like restaurants with three Michelin stars</p> | <p>81 Usurper</p> <p>82 Amplifier of radio signals</p> <p>84 Mild, light-colored cigar</p> <p>85 German industrial region</p> <p>86 Dolly in "Hello, Dolly!," e.g.</p> <p>87 Paris's Place ___ Bastille</p> <p>88 Neighbor of Lucy and Ricky on "I Love Lucy"</p> | <p>90 Nanny, in Nanjing</p> <p>91 Lose sleep, so to speak</p> <p>92 "Not true!"</p> <p>93 Schoolyard retort</p> <p>94 Spa offering</p> <p>96 Publication whose first ed. took more than 70 years to complete</p> <p>98 Beat by a whisker</p> <p>99 "Don't text and drive" ad, e.g., in brief</p> |
|--|---|---|--|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

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08
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Balcony, hardwood flrs., elevator, controlled access pool, on-site laundry, parking.
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Close to Dining, Shops, Transportation

Grand Opening BRENTWOOD's Most Spectacular Apartments
120 Granville Ave.

• 2 Bd.+2 Ba. •

Large units, walk-in closet, custom kitchen, built-in washer/dryer, all appliances, hardwood floors throughout, some units w/ skylights+high ceilings.
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BRENTWOOD
11730 SUNSET BLVD.

NEWLY REMODELED

• Jr. Executive •

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• **Free WiFi Access** •
~ **310/476-3824** ~
BRENTWOOD VILLAGE & U.C.L.A. CLOSE

BRENTWOOD
11618 Kiowa Ave.

Newly Updated

• Single •

A/C, internet access, pool, controlled access, on-site laundry. No pets.
Close to Whole Foods, Transportation and Restaurants.
310/826-4889

GRAND OPENING Brand New 2018 Construction = BRENTWOOD = The Sanremo
417 S. Barrington Av.

2 Bdrm.+ 2 Bath
3 Bdrm.+ 2 1/2 Bath

Open floor plan, high ceilings, French oak flrs+porcelain tiles, x-lrg. walk-in closets, stainless steel appliances, quartz countertops, pool, state of the art gym, laundry hook-ups, controlled access, prkg, free WiFi. **Close to 405, Veterans Park & Brentwood Village.**
• **310/440-0208** •
VERY UNIQUE • MUST SEE

BRENTWOOD
The Carlton
11666 Goshen Ave.

(o)(o)(o)(o)(o)

Very Spacious
1 Bd.+Den+1.5 Ba.
Single + 1 Bath

(o)(o)(o)(o)(o)

WiFi, central air/heat, fireplace, walk-in closet, balcony, controlled access, pool, elevator, parking, laundry facility.
310/312-9871
Shopping & Dining in Brentwood Village

• **BRENTWOOD** •
North of Montana St.
11692 Chenault Dr.

• 1 Bd.+1 Ba. •

Large Unit

Wood+carpet floors, spacious kitchen, dishwasher, fridge, stove, balcony, walk-in closet, gated entry, pool, on-site laundry, elevator. **No pets.**
310/208-0111
Close to Whole Foods, Brentwood Park, Tennis Courts.

• **BRENTWOOD** •
922 S. Barrington Av.

• 1 Bdrm.+1 Bath •

Fireplace, balcony, wet bar, dishwasher, laundry facility, elevator, parking.
Close to shops+dining.
310/826-0541

BRENTWOOD
11640 Kiowa Ave.

• • • • •

Newly Updated

1 Bdrm. + 1 Bath
2 Bdrm. + 2 Bath

Balcony, dishwasher, a/c, **heated pool,** **WiFi,** elevator controlled access, on-site laundry, prkg.
Close to Brentwood Village, Shops & Restaurants.
• **310/826-4889** •

~ **WEST** ~
LOS ANGELES
12424 TeXas Ave.

• 1 Bd.+1 Ba. •
SPACIOUS UNIT.

• • • • •

On-site laundry, covered parking, controlled access.
310/442-8265

WEST L.A.
1415 Brockton Ave.

• • • • •

2 Bdrm.+2 Bath

Patio, stove, dishwasher, on-site laundry, parking.
CLOSE TO SHOPS & RESTAURANTS.
310/479-0700

WEST L.A.
1236 Amhearst Ave.

• **Spacious Units** •

• • • • •

1 Bdrm.+1 Bath
2 Bdrm.+2 Bath

Dishwasher, a/c, controlled access, on-site parking & laundry facility.
310/820-8584

WEST L.A.
1628 Westgate Ave.

~ 1 Bd.+1 Ba. ~
Bright & Airy.

Dishwasher, Intercom entry, on-site parking, on-site laundry facility.
Close to transportation.
310/820-7828

WESTWOOD
1409 Midvale Ave.

• • • • •

1 Bd.+1 Ba.
Single

WiFi, a/c, intercom entry, laundry facility, elevator, parking, pool.
CLOSE TO U.C.L.A., SHOPPING & 1 BLK. TO WESTWOOD PARK.
310/478-8616

• **WESTWOOD** •
10933 Rochester Ave.

Jr. Executive

Spacious a/c, fireplace, pool, controlled access, laundry fac., prkg.
• **Free WiFi Access** •
310/473-5061
Close To U.C.L.A.

WESTWOOD
10905 Ohio Ave.

• 1 Bd.+1 Ba. •
• 2 Bd.+2 Ba. •

Wifi, Bright, controlled access, balcony, pool, e levator, laundry facility, prkg.
Close To U.C.L.A.
310/477-6856

• **WESTWOOD** •
550 Veteran Ave.

• • • • •

Single+1 Bath
2 Bd.+2 Ba.

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SINGLE

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Close to Beach.
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10530-10540
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• • • • •

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• 1 Bd.+1 Ba. •

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8704 GREGORY WAY
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separate dining
and living room,
hardwood
floors, kitchen with
appliances. 2 parking.
Call 310/922-2717

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Character & Charm!*
Glass Fireplace
Newly Remodeled.

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stainless steel appl.,
alcove fireplace,
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gated parking, intercom
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• 310/552-8064 •
[Rooftop jacuzzi
with panoramic
city views.](#)

CULVER CITY

3830 Vinton Ave.
Single

Pool, sauna,
intercom entry,
elevator, on-site
laundry, parking.
All Utilities Paid.
310/841-2367

* HOLLYWOOD *

1134 N. SYCAMORE AV.
1 Bd.+1 Ba.
Newly Remodeled
Great Views
Great views, controlled
access, balcony,
elevator, **lrg. pool**,
prkg, on-sight laundry.
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CANYON, HOLLYWOOD
BOWL/NIGHTLIFE.**
323/467-8172

440
UNFURNISHED
APTS/CONDOS

HOLLYWOOD

1769-1775
N. Sycamore Av.
Single
Bachelor
Controlled access,
laundry facility.
Utilities Included.
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Close to Everything.

LOS ANGELES

401 S. HOOVER ST.
1 Bd. + 1 Ba.
Control access, **pool**,
dishwasher, elevator,
on-site laundry
and parking.
213/385-4751

LAFAYETTE PARK

274 LAFAYETTE PARK PL.
1 Bdrm.+1 Bath
Granite counter tops,
stainless steel appliances,
air conditioned, new
hrwd. flrs., designer
finishes, balcony, ceiling
fan, elevator, controlled
access. Fitness ctr, yoga
room, wi-fi, skyview
lounge w/ outdoor fire-
place, laundry facilities.
213/382-1021
Easy freeway access

KOREATOWN

269 S. Lafayette Park Pl.
STUDIO
1 Bd.+1 Ba.
2 Bd.+2 Ba.
Hardwood/carpet/tile flrs.,
a/c, balcony, ceiling fans.
Marble & granite counters,
new stainless steel
appliances, dishwasher,
fridge, microwave.
Controlled access,
laundry facility, gated
parking. Club house,
enclosed pool, jacuzzi,
gym, wifi. **Pets OK.**
213/302-2674
Close to Downtown,
transit & great dining

440
UNFURNISHED
APTS/CONDOS

~ KOREATOWN ~

148 N. St. Andrews Pl.
2 Bdrm.+2 Bath
~Newly Remodeled~
Hardwood flrs., a/c unit,
controlled access, pool,
elevator, gated prkg.,
on-sight laundry, pool.
323/380-6792
Close to transportation,
great restaurants.

• KOREATOWN •

423 S. Hoover St.
2 Bd.+2 Ba.
Balcony, air conditioning
controlled access bldg.,
covered parking,
laundry facility.
213/385-4751
Close to transportation,
downtown &
great restaurants.

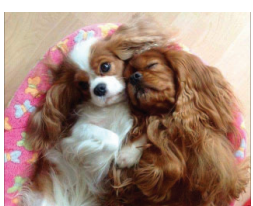
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PUBLIC NOTICES

SUPERIOR COURT OF
CALIFORNIA, COUNTY
OF LOS ANGELES
CASE NO:
19TRCP00348
ORDER TO SHOW
CAUSE FOR CHANGE
OF NAME

In the Matter of the peti-
tion of: ZAINA SANAH
SHARANI
To all interested per-
son(s):
Petitioner:
Zaina Sanah Sharani
Presently over 18 years
of age, current resi-
dence: Los Angeles, CA
filed a petition with
the Superior Court of
California, County of
Los Angeles, 825 Maple
Ave. Torrance, CA
90508, S on Nov. 8, 2019
for a Decree changing
names as follows:
Present Name:
Zaina Sanah Sharani
Proposed Name:
Giselle Mariana Molina
THE COURT ORDERS
that all persons inter-
ested in this matter
shall appear before
this court at the hear-
ing indicated below to
show cause, if any, why
the petition for change
of name should not be
granted.

NOTICE OF HEARING:
Date: December 27,
2019
Time: 8:30 AM
Department: B
The address of the court is:
825 Maple Ave.
Torrance, CA 90508
Reason for name
change: Petitioner is
already known by her
proposed name wishes
to be known by his pro-
posed name in all per-
sonal/business affairs.
I declare under pen-
alty of perjury under
the laws of the State of
California that the fore-
going is true and cor-
rect.

Signed:
Zaina Sanah Sharani
Judge of the Superior
Court: Deirdre Hill
Clerk: Sherri R. Carter
Deputy: T. Rhodes
Dated: November 8,
2019 Published: 11/22/19,
11/29/19, 12/06/19, 12/13/19
BHC-R22287

NOTICE TO CREDITORS OF
BULK SALE
(UCC Sec. 6105)
Escrow No. I28198-SH
NOTICE IS HEREBY GIVEN
that a bulk sale is about to
be made. The name(s) and
business address(es) of the

seller(s) are: INNOVATIVE
DESSERT GROUP LLC, 8941
SANTA MONICA BLVD, WEST
HOLLYWOOD, CA 90069
Doing business as: BUMSAN
ORGANIC MILK BAR
All other business name(s)
and address(es) used by the
seller(s) within the past three
years, as stated by the sell-
er(s), is/are: NONE
The location in California of
the Chief Executive Office of
the seller(s) is: SAME
The name(s) and business
address of the buyer(s) is/
are: RESTAURANT 2020 LLC,
8941 SANTA MONICA BLVD,
WEST HOLLYWOOD, CA
90069

The assets being sold
are generally described as:
LEASEHOLD
IMPROVEMENTS and are
located at: 8941 SANTA
MONICA BLVD, WEST
HOLLYWOOD, CA 90069
The bulk sale is intended to
be consummated at the office
of: EON ESCROW INC, 3700
WILSHIRE BLVD #1005, LOS
ANGELES, CA 90010 and
the anticipated sale date is
DECEMBER 12, 2019
The bulk sale is subject
to California Uniform
Commercial Code Section
6106.2.

[If the sale is subject to Sec.
6106.2, the following informa-
tion must be provided]
The name and address of the
person with whom claims
may be filed is: EON ESCROW
INC, 3700 WILSHIRE BLVD
#1005, LOS ANGELES, CA
90010 and the last day for
filing claims by any creditor
shall be DECEMBER 11, 2019,
which is the business day
before the anticipated sale
date specified above.

Dated:
RESTAURANT 2020 LLC,
Buyer(s)
LA2410935 BEVERLY HILLS
COURIER

FICTITIOUS BUSINESS NAME
STATEMENT 2019301143 The
following is/are doing busi-
ness as: NELSON-MOE
PROPERTIES 9454 Wilshire
Blvd. #100, Beverly Hills, CA
90212; Gary Cat Moe 36990
Marber Dr. Rancho Mirage,
CA 92270; John Rodger
Nelson 36990 Marber Dr.
Rancho Mirage, CA 92270;
The business is conducted
by: A MARRIED COUPLE,
registrant(s) has NOT begun
to transact business under
the name(s): Gary Cat
Moe, Owner: Statement is
filed with the County of Los
Angeles: November 15, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

FICTITIOUS BUSINESS NAME
STATEMENT 2019302605
The
following is/are doing busi-
ness as:

1) BEVERLY HILLS MARKET
& DELI
303 N. Crescent Dr., Beverly
Hills, CA 90210; Arva Inc. 303
N. Crescent Dr., Beverly Hills,
CA 90210; The business is con-
ducted by: A CORPORATION,
registrant(s) has begun to
transact business under
the name(s) listed May
1990: Shahram Saeedian,
President: Statement is
filed with the County of Los
Angeles: November 19, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

FICTITIOUS BUSINESS NAME
STATEMENT 2019302603
The
following is/are doing busi-
ness as:

1) SOFTFRAME 2) THE
SOFTFRAME 3) LUNA BED 4)
LUNABED 5) MY SOFTFRAME
9663 Santa Monica Blvd.
#1404, Beverly Hills, CA
90210; Heidi Petzold 9663
Santa Monica Blvd. #1404,
Beverly Hills, CA 90210; The
business is conducted by: AN
INDIVIDUAL, registrant(s)
has begun to transact busi-
ness under the name(s) list-
ed November 2014: Heidi
Petzold, Owner: Statement is
filed with the County of Los
Angeles: November 19, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

FICTITIOUS BUSINESS NAME
STATEMENT 2019302662
The
following is/are doing busi-
ness as:

COTTONIERE
245 S. Beverly Dr. #C, Beverly
Hills, CA 90212; Teresa Yui
245 S. Beverly Dr. #C, Beverly
Hills, CA 90212; The busi-
ness is conducted by: AN
INDIVIDUAL, registrant(s)
has begun to transact busi-
ness under the name(s) list-
ed November 2009: Teresa
Yui, Owner: Statement is
filed with the County of Los
Angeles: November 19, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

FICTITIOUS BUSINESS NAME
STATEMENT 2019302607
The
following is/are doing busi-
ness as:

DAMN GOOD OLIVE OIL
9663 Santa Monica Blvd.
#1463, Beverly Hills, CA
90210; Zepeim LLC 9663
Santa Monica Blvd. #1463,
Beverly Hills, CA 90210;

The business is conducted
by: A LIMITED LIABILITY
COMPANY, registrant(s) has
NOT begun to transact busi-
ness under the name(s) list-
ed: Loritz Blanco, Managing
Member: Statement is filed
with the County of Los
Angeles: November 19, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

FICTITIOUS BUSINESS NAME
STATEMENT 2019302659
The
following is/are doing busi-
ness as:

LEV JEWELS
8610 Chalmers Dr., Los
Angeles, CA 90035; Fanny
Samuel 8610 Chalmers Dr.,
Los Angeles, CA 90035;
The business is conducted
by: AN INDIVIDUAL, regis-
trant(s) has NOT begun to
transact business under
the name(s) listed: Fanny
Samuel, Owner: Statement is
filed with the County of Los
Angeles: November 19, 2019;
Published: November 22, 29,
December 06, 13, 2019 LACC
N/C

STATEMENT OF
ABANDONMENT USE OF
FICTITIOUS BUSINESS NAME

2016273758 The following
person(s) has/have aban-
doned the use of the ficti-
tious business name: EVESS
STONES 1655 Stearns Dr., Los
Angeles, CA 90035; The ficti-
tious business name referred
to above was filed on (date):
November 09, 2016 in the
county of Los Angeles; Fanny
Samuel 1655 Stearns Dr.,
Los Angeles, CA 90035; The
business is conducted by: AN
INDIVIDUAL, declare that all
information in this statement
is true and correct, Signed:
Fanny Samuel, Owner;
Statement #2019302661 is
filed with the County of Los
Angeles: November 19, 2019;
November 22, 29, December
06, 13, 2019 LACC N/C

NOTICE —
Fictitious name
statement expires
five years from the
date it was filed
in the office of the
county clerk. A new
fictitious business
name statement
must be filed before
that time. The filing
of this statement
does not of itself
authorize the use
in this state of a
fictitious business
name in violation of
the rights of another
under federal, state,
or common law (See
Section 14400, et
seq., Business and
Professions Code).

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“Before There Was a BOLD”

Long, long ago in a city called Beverly Hills, California, the shopping season kicked off in the park with coemcees Danny Thomas and my dad, Warren Ackerman. There were families, child actors, such as Jon Provost who starred as Timmy Martin in "Lassie," Jay ("Dennis the Menace") North, Michael Burns from "Wagon Train," Patricia Lee and Angela Cartwright from the "Danny Thomas Show." Of course, Santa Claus was also there. He counted to three and the Christmas tree was lit up. My father was the chairman of the Christmas Lights Celebration as well as the brainchild of this event. He was also a very active member of the Beverly Hills Chamber of Commerce, which sponsored the ceremony.

This event took place in early December of 1963 after the JFK assassination and after the funeral. My dad, Mr. Thomas and the Chamber of Commerce made a decision that the show must go on because it would help everyone to begin to heal. They thought in particular that the children needed to feel the holiday spirit despite the mourning of our nation, which was feeling such grief. I hope this story of long ago shows what this resilient and thoughtful display in the City of Beverly Hills represented way back then!

LAURIE ACKERMAN



JAN. 1964 BEVERLY HILLS BUSINESS

Beverly Hills Police Department Reports Decrease in Crime

BY SANDRA SIMS

The Beverly Hills Police Department (BHPD) credits Automatic License Plate Readers (ALPR), surveillance cameras throughout the city, and an increase in arrests, for the reduction in residential burglaries by 50 percent this year. Beverly Hills Police Chief Sandra Spagnoli says technology has allowed police officers and detectives to “react in real time to crimes in progress.”

According to Lieutenant Elisabeth Albanese, the BHPD October 2019 monthly crime statistics report there was a 50 percent reduction in residential burglaries year to date. Commercial burglaries experienced a 14 percent drop, violent crimes are down 8 percent and other property crimes are down 16 percent. In addition to technology, the crime reduction is attributed partly to an increase

in proactive policing, high visibility patrol and an increase in arrests. During the past twelve months, arrests have increased by 7 percent. Chief Spagnoli states, “The effort from our residents to keep Beverly Hills safe is shown in these numbers, as well as the decrease in crime we’ve seen this last year. These community partnerships in preventing crimes and suspect apprehension is, in part, why Beverly Hills continues to be one of the safest cities to live, work and play.”

During this holiday season, the BHPD will continue its efforts to keep the community safe by ensuring high visibility of uniformed police officers in the City’s business district. Residents can download the BHPD smartphone application to receive more information by searching “Beverly Hills Police.”

Police Blotter

The following incidents of Assault, DUI, Petty Theft, Grand Theft, Vandalism and Petty Vehicle Theft have been reported by law enforcement. Streets are indicated by block numbers.

BEVERLY HILLS ASSAULT

11/30 - 200 Block Canon Dr.

ROBBERY

11/30 - 9400 Block Wilshire Blvd.

12/1 - Alpine Dr. and Burton Way

GRAND THEFTS

11/29 - 9500 Block Wilshire Blvd.

12/1 - 200 Block Rodeo Dr.

12/2 - 200 Block Rodeo Dr.

PETTY THEFTS

11/29 - 9700 Block Wilshire Blvd.

11/29 - 300 Block Rodeo Dr.

11/29 - 200 Block Beverly Dr.

VANDALISM

12/2 - 400 Block Crescent Dr.

VEHICLE

12/1 - 9700 Block Wilshire Blvd.

WEST LOS ANGELES

DUI

11/29 - 400 Block Elm Dr.

GRAND THEFTS

11/29 - 9400 Block Olympic Blvd.

VANDALISM

12/1 - 2600 Block Santa Monica Blvd.

11/30 - 400 Block Roxbury Dr.

ARIES (March 21-April 19). Take your time. Figure things out. Do you know the unspoken rules? It will not be a good idea to accept what’s being offered unless you completely understand the terms of the transaction.

TAURUS (April 20-May 20). Desire and good judgment will pull in opposite directions. Instead of sticking around for the tug of war, go where things in the environment will be less polarized and it will be easy to do the right thing.

GEMINI (May 21-June 21). The people in your life appreciate you but don’t always tell you the way you need to hear it, which today will be verbally and publically. You deserve the accolades.

CANCER (June 22-July 22). Be direct wherever you can. Leave no room for ambiguity, as it will waste time and energy. A good rule of thumb is “If you have to ask, then that’s your answer.”

LEO (July 23-Aug. 22). While you shouldn’t lose sight of your own ideas, neither should you try to force them on anyone. Share in the commonly accepted version of reality. It may be wrong, but working with others is essential to your success.

VIRGO (Aug. 23-Sept. 22). Whether you’re seeing the usual people today or getting to know a new group, you’ll benefit from being the one to interject some novelty into the interaction, perhaps with an interesting icebreaker or a game.

LIBRA (Sept. 23-Oct. 23). Embrace what works for you for as long as it does. If you believe, then so it is, no scientific proof required. Nor does it matter in the least who else believes or disbelieves.

SCORPIO (Oct. 24-Nov. 21). Just because you change your mood doesn’t mean you’ll change your mind. If you choose a different course of action, it will be for good reason and the result of much consideration.

SAGITTARIUS (Nov. 22-Dec. 21). Paying close attention sometimes means making sure your mind doesn’t wander, and sometimes it means making sure it does. After all, nothing exists alone. There’s always a larger context to consider.

CAPRICORN (Dec. 22-Jan. 19). Fools may rush in, but not you. You’re not even sure if you want in at all, and that prudence is part of your charm today. You don’t have to deliberate on this one. You’ll go only if and when you feel it.

AQUARIUS (Jan. 20-Feb. 18). Anticipate your various obligations with an eye toward possible conflicts and contradictions. While there’s no such thing as a perfect plan, much trouble can be avoided with a really good one.

PISCES (Feb. 19-March 20). There really won’t be a neutral zone today, as you’ll know right away if you’re interested, able, ready... or not. All you need is the courage to believe your own inklings and act on them.

TODAY’S BIRTHDAY (Nov. 29). A high level of savoir-faire requires great cleverness, which is easy for you, as there’s a universal genius at your disposal this solar year. Notable moments center around unconscious desires becoming conscious, ideas becoming reality and your legacy being built with the help of a group of like talents. Scorpio and Virgo adore you. Your lucky numbers are: 8, 30, 27, 34 and 19.

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GET THE HOME COURT ADVANTAGE YOU DESERVE



WILLIAMS & WILLIAMS

ESTATE OF MIND

#1 GROSSING REAL ESTATE TEAM IN THE WORLD YEAR AFTER YEAR

SALES HIGHLIGHTS - OVER \$5 BILLION IN CAREER SALES

HIGHEST SALE IN MALIBU & LA
PACIFIC COAST HWY
MALIBU | REPRESENTED SELLER
\$110,000,000

HIGHEST SALE IN BEL-AIR IN 2019
924 BEL-AIR ROAD
BEL-AIR | REPRESENTED SELLER
\$94,000,000

HIGHEST SALE IN BEL-AIR & LA IN 2017
CUESTA WAY
BEL-AIR | REPRESENTED SELLER
\$90,000,000

822 SARBONNE RD
BEL-AIR | REPRESENTED SELLER
\$75,000,000

HIGHEST SALE IN BEVERLY HILLS 2016
1181 N HILLCREST RD
BEVERLY HILLS | REPRESENTED SELLER
\$70,000,000

281 BENTLEY CIRCLE
BEL-AIR | REPRESENTED SELLER
\$45,000,000

HIGHEST SALE IN BEVERLY HILLS P.O.
1520 GILCREST DR
BHPO | REPRESENTED SELLER
\$40,000,000

864 STRADELLA RD
BEL-AIR | REPRESENTED SELLER
\$39,000,000

640 WILLIAMS LN
TROUSDALE | REPRESENTED BUYER
\$38,500,000

SOLD AS LAND
800 STRADELLA RD
BEL-AIR | REPRESENTED BUYER
\$36,000,000

1100 BEL AIR RD
BEL-AIR | REPRESENTED BUYER
\$35,500,000

9161 ORIOLE WAY
BIRD STREETS | REPRESENTED BUYER
\$35,000,000

HIGHEST SALE IN SUNSET STRIP
1894 N STANLEY AVE (2X)
SUNSET STRIP | REPRESENTED SELLER
\$33,000,000

1255 ANGELO DR
BEL-AIR | REPRESENTED SELLER
\$33,000,000

SOLD AS LAND
420 TROUSDALE PL
BEVERLY HILLS | REPRESENTED SELLER
\$32,500,000

SOLD AS LAND
1169 N HILLCREST RD (5X)
TROUSDALE | REPRESENTED BUYER & SELLER
\$32,000,000

9161 ORIOLE WAY
BIRD STREETS | REPRESENTED BUYER
\$32,000,000

1415 DEVLIN DR
SUNSET STRIP | REPRESENTED SELLER
\$31,500,000

1091 LAUREL WAY
BEVERLY HILLS | REPRESENTED SELLER
\$30,000,000

1 ELECTRA CT
HOLLYWOOD HILLS | REPRESENTED SELLER
\$30,000,000

SOLD AS LAND
1169 N HILLCREST RD (5X)
TROUSDALE | REPRESENTED BUYER & SELLER
\$30,000,000

THE RUTHERFORD HOUSE
826 GREENWAY DR
BEVERLY HILLS | REPRESENTED SELLER
\$29,950,000

778 SARBONNE RD
BEL-AIR | REPRESENTED BUYER
\$29,000,000

1492 STONE CYN RD
BEL-AIR | REPRESENTED SELLER
\$28,000,000

800 NIMES RD
BEL-AIR | REPRESENTED BUYER & SELLER
\$27,000,000

ONLY 2016 SALE IN BEVERLY PARK
44 BEVERLY PARK CIR
BEVERLY PARK | REPRESENTED SELLER
\$26,500,000

1174 N HILLCREST RD (3X)
TROUSDALE | REPRESENTED BUYER
\$25,460,730

9380 SIERRA MAR DR
BIRD STREETS | REPRESENTED SELLER
\$25,000,000

539 S MAPLETON DR
HOLMBY HILLS | REPRESENTED SELLER
\$24,995,000

HIGHEST SALE IN LOS FELIZ
2000 DE MILLE DR
LOS FELIZ | REPRESENTED SELLER
\$24,500,000

107 N DELFERN DR
HOLMBY HILLS | REPRESENTED SELLER
\$24,000,000

SOLD AS LAND
1169 N HILLCREST RD (5X)
TROUSDALE | REPRESENTED BUYER & SELLER
\$22,400,000

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