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**THE WEATHER, BEVERLY HILLS**

☁ Friday	74°   48°
☁ Saturday	70°   49°
☁ Sunday	62°   51°
☁ Monday	56°   47°
☁ Tuesday	58°   46°
☁ Wednesday	57°   46°
☁ Thursday	57°   47°

## Arrest Made in Nessah Synagogue Vandalism Case

BY BIANCA HEYWARD



Nessah Synagogue on Dec. 14. Photo by Lisa Bloch

The Beverly Hills Police Department has made an arrest in connection with the desecration and vandalism at the Nessah Synagogue during the early hours of Dec. 14. Anton Nathaniel Redding, 24, of Millersville, Pennsylvania, was identified as a suspect on Dec. 17 after exhaustive review of video surveillance and forensic evidence. The Beverly Hills Police Department, working with other local and federal law enforcement agencies, tracked down Redding in Kona, Hawaii, where he was arrested and charged with vandalism of a religious property and commercial burglary. Those charges include a penalty enhancement for a hate crime under the California Penal Code.

According to published reports,

detectives with an Hawaiian Special Enforcement Unit located Redding in the early afternoon of Dec. 18 on Ali'i Drive in downtown Kona by the pier. Concurrently, two detectives and two sergeants from Beverly Hills arrived on O'ahu, believing Redding to be there. But, after they landed, they learned Redding had moved on to Kona. Beverly Hills law enforcement followed suit, arriving at 3 p.m.

Redding has had prior brushes with the law. In 2013, he was charged with possession of marijuana and underage drinking. Redding is currently in custody in Hawaii and was arraigned on Dec. 19, with bail set at \$250,000.

(Synagogue continues on page 12)

## Beverly Hills Adopts Interim Inclusionary Housing Ordinance

BY LAURA COLEMAN

The Beverly Hills City Council unanimously approved an interim ordinance on Dec. 17 to prohibit residential development projects that fail to comply with inclusionary housing requirements. The 45-day urgency ordinance is set to be replaced by a permanent one during that timeframe.

The ordinance comes in tandem with a state-mandated requirement that Beverly Hills must build hundreds of new housing units in the next decade under the State Housing Law. The precise number of units will be determined by the Southern California Association of Governments (SCAG) in 2020.

"The question is, what can we do to preserve some sort of affordability so that we have a balance," posited Mayor John Mirisch, who has consistently touted the City's desire to institute a robust inclusionary housing program with linkage fees. "When you get to what percentage that should be, that is an economic and a financial decision, but it is a philosophical one as well."

California currently ranks 49th in the nation for the number of housing units per capita, with market rate housing in Beverly Hills essentially translating to luxury housing.

According to Assistant Director of Community Development Ryan Gohlich, the City has built a "very small number of units" in recent years.

"We tend to average fewer than 10 to 20 units a year and some years we don't have any units," he said.

Per the ordinance, which went into effect at midnight on Dec. 18, developers of multifamily residential projects will now be required to include affordable units in new projects or pay an affordable housing fee in-lieu of providing the units depending on the size of the project. Any multifamily housing project with fewer than five units would be exempt.

Longtime resident and developer Lenny Rosenblatt was the only member of the community to speak out against the ordinance during public comment.

"To me, this ordinance is horrible," he said, noting that it could discourage developers to undertake new projects. "It should be for certain projects. If I build a building by-right, you shouldn't take my right away."

The ordinance states that multifamily housing projects with five to nine units would be required to provide one affordable housing unit. For projects with 10 or more units, the City will require 10 percent of units to be restricted for affordable housing. For projects that will be required to provide one affordable unit, it can be for low income, very low income or moderate housing. For projects needing to provide two or more affordable units, the units can alternate between the different affordability types.

(City Council continues on page 13)

## Beverly Hills Officials Detail Health Services For Homeless

BY SANDRA SIMS

Services for the homeless population are in the spotlight this week, in light of the U.S. Supreme Court's refusal to hear a case involving the homeless. The Supreme Court declined to hear a case from Boise, Idaho which challenged a 9th Circuit Court of Appeals decision that held criminal sanctions against the homeless for sleeping outdoors on public property unconstitutional, if accessible alternative shelter is not available. Specifically, the appellate ruling held that such a criminalization of homelessness violated the 8th Amendment's ban against cruel and unusual punishment.

The Supreme Court's action in letting the 9th Circuit ruling stand is considered a major victory for homeless advocates and a blow to city officials in California who argue the ruling may hinder their power to regulate encampments on sidewalks. The 9th Circuit ruling applies to municipalities in California and eight other western states.

(Homeless continues on page 15)

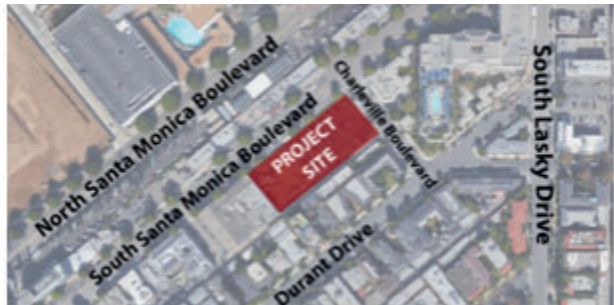




# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its Regular Meeting to be held on **Thursday, January 9, 2020 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 a request for a General Plan Amendment, Zoning Map Amendment, Zone Text Amendment, Development Agreement, and Final Environmental Impact Report (Final EIR) for the property located at **9908 South Santa Monica Boulevard** as follows:

**Development Agreement.** The applicant is seeking a Development Agreement that, if approved, would set forth certain benefits to the applicant as well as set forth certain public benefits that would be provided to the City in conjunction with development of the Project. The City Council's focus at its Thursday, January 9, 2020 hearing is to review a draft Development Agreement proposed by the applicant, 9908 South Santa Monica Blvd., LLC (the GPI Companies). The Council will consider providing direction regarding the proposed terms of the Development Agreement. Additionally, the Council may provide direction regarding continuing the public hearing to a future meeting to consider all of the requested Project entitlements.



**General Plan Amendments and Zone Text and Map Amendments.** The property is currently zoned C-3A, which allows for commercial uses. The applicant seeks to amend the General Plan and General Plan Land Use Map to create the Mixed Use Planned Development Overlay Zone (M-PD-5) Land Use Designation and apply it to the subject property to allow mixed residential and commercial development. A Zone Text

Amendment is requested to amend the Beverly Hills Municipal Code to create a new article entitled "Mixed Use Planned Development Overlay Zone (M-PD-5)", which would establish development standards for the property and a Zone Map Amendment is requested to create the M-PD-5 Zoning Designation and apply the designation to the project site.

If approved, the General Plan Amendments and the Zone Text and Map Amendments would allow for the subject property to be developed with a mixed-use building containing 13,036 square feet of ground-floor retail uses and 25 residential condominium units, have a maximum Floor Area Ratio (FAR) of 2.5:1, a maximum height of four stories or 47'-0" to the roof deck, plus height allowances for certain rooftop uses and structures.

On September 13, 2018, the Planning Commission adopted resolutions conditionally approving a Planned Development and Vesting Tentative Tract Map for the Project (contingent on City Council approval of the requested legislative changes) and recommended that the City Council adopt the General Plan Amendments and the Zone Text and Map Amendments to allow for development of the Project. On January 8, 2019 the City Council held a public hearing to consider an appeal of the Planning Commission's decisions regarding the Project. The Council denied the appeal petition and affirmed the continued processing of the Project.

**Final Environmental Impact Report.** The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City of Beverly Hills has prepared a Final EIR to analyze potential environmental impacts associated with development of the Project. Specifically, the Final EIR analyzes the following potential environmental effects of the Project:

- Aesthetics
- Air Quality
- Greenhouse Gas
- Hazards/Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Transportation/Traffic

On September 13, 2018, the Planning Commission reviewed and certified the Final EIR for the Project. The City Council will consider certification of the Final EIR and adoption of a Mitigation Monitoring and Reporting Program in its review of the Project.

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

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

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Principal Planner** in the Beverly Hills Community Development Department at **310.285.1135**, or by email at **malkire@beverlyhills.org**. Copies of the Project application and associated documents are on file in the Community Development Department and can be reviewed by any interested person at 455 N. Rexford Drive, 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.



# NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Thursday, January 9, 2020 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:

## EXTENSION OF AN INTERIM URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REQUIREMENTS AND PARKING STANDARDS

The Council will consider whether or not to extend the interim Urgency Ordinance for a period of ten months and fifteen days, in accordance with the provisions of Government Code Section 65858. The extension of the interim Urgency Ordinance will require a four fifths vote by the City Council.

This Urgency 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 Urgency Ordinance represents minor alterations in land use limitations 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. Accordingly, the City Council will consider the staff recommendation to find the Urgency Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15305 of the California Code of Regulations. Further, the areas of the City in which restaurants are allowed have average slopes of not more than 20 percent.

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, January 2, 2020 will be attached to the agenda report regarding this item. Any comments received after Tuesday, January 2, 2020, 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 urgency Ordinance, is available for review in the Community Development Department, 455 N. Rexford Drive, 1st Floor, Beverly Hills, California 90210. In addition, the staff report on this matter will be available at least ten days in advance of the meeting date at the office of the City Clerk located at 455 N. Rexford Drive, 2nd Floor, Beverly Hills, California 90210.

HUMA AHMED  
City Clerk



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## Beverly Hills Public Library Ribbon-Cutting Ceremony Marks the Reopening of the Grand Reading Room

BY SANDRA SIMS



(From Left): Vice Mayor Lester Friedman, Councilwoman Lili Bosse, Mayor John Mirisch, Councilman Julian Gold, MD, and Councilman Robert Wunderlich.

Beverly Hills Mayor John Mirisch presided over the ribbon-cutting ceremony for the reopening of the Grand Reading Room of the Beverly Hills Public Library. Also in attendance at the Dec. 17 event were Vice Mayor Lester Friedman, along with Councilmembers Lili Bosse, Robert

Wunderlich, and Julian Gold, M.D.

“This library is a much beloved resource for our community members and for a lot of visitors,” said Mayor Mirisch.

Additional attendees at the ribbon-cutting included the City’s architect Mandana

Motahari and Library Administrator Karen Buth, who managed the project and coordinated construction schedules to allow continued access to the library for patrons during the renovation.

The new and improved Grand Reading Room is spacious, with a seating capacity of approximately 75 people. It offers natural lighting with multiple windows surrounding the space which includes desks equipped with power and data outlets for students and other visitors to use laptops and other devices.

Mayor Mirisch noted that the grandness of the reading room’s open space offers a refuge from “sensory overload” in order to focus on studying and conducting research.

The Beverly Hills Public Library originally opened with a reading room in 1965. The exterior of the old library building was used on the popular television series “Brady Bunch” as character Michael Brady’s architectural office. During the ceremony, Mayor Mirisch shared additional interesting facts about the Beverly Hills Public Library. He stated, for example, that before 1965, the City rented a small space for the library at 401 N. Canon Drive. The popularity of the library forced the move to a larger space in the west wing of

the new City Hall building. After expanding to two floors in the building, the City recognized that the library needed its own facility.

Mayor Mirisch pointed to other notable features of the Beverly Hills Public Library, such as Artists Marion Dies and Marian Westall “Enchanted Woods,” “Depths of Imagination,” and “Flights of Imagination” murals in the Children’s Library. He highlighted programs for children such as story-time and puppet shows, as well as resources for teens, including driving permit tests and homework help. He also spoke of the library’s historical collection and stated that the Beverly Hills Public Library is ranked as one of the top libraries in California and has received 5-Star ratings from the prestigious “Library Journal” several years in a row. The Mayor mentioned the library’s passport service “which, with the decrease of the availability of post offices, has become a very popular service that we are providing.” He praised the library’s literary and cultural offerings, such as author events and expert panel discussions. “I think you will agree that investing in our library is investing in our community,” said Mayor Mirisch in closing. ●

## City Council Recognitions



The Beverly Hills City Council recognized Andrew Stevens with its Kindness Recognition at the Dec. 17 Council meeting. Stevens saved thousands of lives as a central member of the Hungarian resistance during the Holocaust. Author of “Rebel With A Cause,” he also helped Swedish diplomat Raoul Wallenberg to forge hundreds of documents that allowed Jews to escape. “You are more than a kind person, you are truly a hero to all of us,” Mayor John Mirisch said upon presentation of the award to Stevens. Mirisch said there would be an evening with Stevens in the future so that the community can learn about his story in person. Pictured: Andrew Stevens and Mayor Mirisch.



The Beverly Hills City Council recognized outgoing Architectural Commission member Michelle Kaye and Arts and Culture Commission member Alan Kaye for their service to the community. The two recently moved a quarter mile outside of Beverly Hills City limits. “We’ve been involved in the City for 24 years in a variety of capacities...and it’s been very rewarding and wonderful,” Michelle Kaye said. Pictured (from left): Councilman Julian Gold, Councilwoman Lili Bosse, Alan and Michelle Kaye, Mayor John Mirisch, Vice Mayor Lester Friedman, and Councilman Bob Wunderlich.



# Beverly Hills to Address Tree Fire Hazard North of Sunset

BY LAURA COLEMAN

Trousdale residents spoke with fervor at this week's Study Session on Dec. 17 to let the City Council know that they wanted immediate action to ensure that their homes did not burn down in the event of a fire. Eleven residents used public comment to voice their concerns in anticipation of a discussion on the City's Urban Forest Management Plan (UFMP), which prioritized Wildfire Hazard Evaluation and Mitigation.

"Everyone agrees that the trees in Trousdale are not appropriate for the neighborhood. If one of them goes, all of them go, and the whole neighborhood will burn down in a massive fire," voiced resident Karen Platt, noting that the City had been talking about the area's wildfire hazard "for decades" but had yet to take action. "Because

it's a fire, it will jump. After Trousdale, the fire would roll down to the flats."

After hearing from residents, the Council directed City Attorney Larry Wiener to determine what CEQA (California Environmental Quality Act) implications there would be to move forward with removing approximately 600 pine trees along Carla Ridge, an important evacuation route that is rife with highly flammable pine trees.

Wiener told the Council he estimated that all the trees could be removed within one to five months if the City decided to later "deal with the consequences" of removing healthy trees on a large scale.

(Fire Hazard continues on page 20)

# City Plans to Serve Up Fun in the New Decade with Pickleball

BY LAURA COLEMAN

After a relatively quick six-month volley, the City of Beverly Hills will launch a Pickleball Pilot program on Sunday, Jan. 12. The easy-to-play and social game has been increasingly gaining in popularity in recent years.

Combining elements of badminton, tennis and table tennis, pickleball is played on a badminton-sized court with a net set at 34 inches over which players use solid paddles to hit a perforated polymer ball.

The first known pickleball tournament was held in 1976, less than a decade after the game was created.

"The reception has been incredible," said Recreation and Parks Commissioner Judie Fenton about the City's efforts to move forward in bringing pickleball to the community. "I don't know how to play it, but I'm going to try."

(Pickleball continues on page 8)

# Cadillac of Beverly Hills Celebrated its Grand Opening on Dec. 13



Front row (from left): Samuel Prabakaran; Rorey Harvey, Cadillac VP; Bruce Axelson, Cadillac Beverly Hills President/Owner; Mayor John Mirisch; and Steve Carlisle, Cadillac Senior Vice President/Global President.

Back row (from left): Cam Bottrell; Vice Mayor Lester Friedman; City Councilman Dr. Julian Gold; Dan Broderick; Mahmoud Samara; Grant Lindsay, Cadillac Western Region Manager; Lonnie Bennett, Dealer Operator Beverly Hills; Chris Hay, Cadillac Global Director; Ray Schmit, Cadillac Associate Global Director; and David Mirahooni.

# City Eyes Enhancing Culture of Southeast Beverly Hills

BY LAURA COLEMAN

Imagine creating a veritable arts district within Beverly Hills. That was one potential vision City leaders considered at this month's meeting of the Strategic Planning Committee / Southeast Task Force.

As the push to revitalize the southeast part of Beverly Hills continues to gain momentum, the City is actively taking steps to position the area for success.

"We have an amazing opportunity to create a renewed sense of place in this region of the City," Mayor John Mirisch told the Courier. "A cultural renaissance with a vibrant Arts and Theater District along with a reinvigorated Restaurant Row are all exciting possibilities that should be explored."

In addition to the ongoing series of monthly meetings on how to best reinvigorate the area - the Dec. 9 task force meeting focused on augmenting arts and culture - two recent real estate acquisitions attest to the City's commitment to acquire properties in key areas for future parking and economic development purposes.

Last month the City purchased the Clock Market building on Wilshire Boulevard as well as a South Robertson parcel which the City intends to use to create a parking structure.

According to The Schaffel Group Chairman Sy Schaffel, who represented the City for over three years in the challenging quest to locate and acquire a parcel for parking on South Robertson, the purchase of the 13,744-square-foot property for \$10.1 million at 327-335 S. Robertson Blvd. is significant.

"This is a long time coming," he said, underscoring that finding sellers who had a large enough parcel or who were willing to sell was very limited. "We've always needed additional parking."

Schaffel said he anticipated the City would raze the current 6,000-square-foot building in 2020 in order to move forward with construction on a parking lot. The building currently houses six business tenants who lease on a month-to-month basis.

(Culture continues on page 13)

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# The Scene

BY CAROLE DIXON



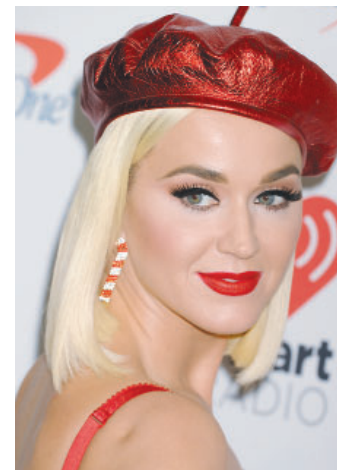
## Baby2Baby Holiday Party

Last Sunday, the Montage Beverly Hills held the “The Baby2Baby Holiday Party Presented by FRAME and Uber.” The event brought together celebrities and business leaders such as Jessica Alba, Kelly Rowland, Busy Philipps, Molly Sims and Rachel Zoe for a special holiday celebration for the children living in poverty that Baby2Baby serves. The event was designed to create an unforgettable experience for children who would not otherwise have a holiday celebration of any kind. Photo by Stefanie Keenan/Getty Images for Baby2Baby



## Spotify with Harry Styles

On December 11th, Spotify gathered an intimate group of Harry Styles’ biggest fans for a private listening party, in which Harry personally shared his new album “FINE LINE” for the first time in Los Angeles. Fans were transported to the magical land of Eroda, a fictional destination that took the Internet by storm in a teasing of the singer’s recently released track, “Adore You.” Photo by Getty Images for Spotify



**Jingle Ball.** The highly anticipated KIIS-FM concert series kicked off this December at the Forum with Billie Eilish, Katy Perry, Lizzo, Sam Smith, Camila Cabello, BTS, and French Montana. Also at the Captial One sponsored event, Ryan Seacrest, Kyle Richards, Tanya Rad, Teddi Jo Mellnecamp with her children, Brooke Burke, Brad Goreski, Catherine Agro and Hannah Brown. Photo by Scott Downie/Celebrity Images



## Bombshell at Lionsgate

Lionsgate and Bron hosted a special screening and Q&A with the Bombshell filmmakers. Ashley Levinson, Jay Roach (director), Suzanne Todd, Karen Kramer, Charles Randolph (writer) and Joe Drake were in attendance. The film stars Academy Award winners Charlize Theron, Nicole Kidman and Academy Award nominees Margot Robbie and John Lithgow and is based on the real-life sexual harassment scandal at Fox News. Photos by Alex J. Berliner/ABIimages

- 1 Rachel Zoe, Busy Philipps, Jessica Alba, Kelly Sawyer Patricof, Kelly Rowland and Norah Weinstein
- 2 Billie Eilish and Katy Perry
- 3 Harry Styles’ “FINE LINE” Listening Party
- 4 Ashley Levinson, Jay Roach, Suzanne Todd, Charles Randolph, Joe Drake
- 5 Harrison Ford, Adam Driver

## Star Wars is Back

The Force was back in all it’s glory to celebrate the new “Star Wars: The Rise of Skywalker.” For the L.A. premiere, Disney invited the film makers along with plenty of friends of the series. Director J.J. Abrams was joined by Mark Hamill, Harrison Ford, Daisy Ridley, John Boyega, Oscar Isaac, Adam Driver, Naomi Ackie, Kelly Marie Tran, Anthony Daniels, Kelly Marie Tran, Keri Russell, Billy Dee Williams among many others. Photo by Alex J. Berliner ABIimages





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— *Menorah* —  
*Lighting Celebration*

To share the historical meaning of Hanukkah and the festival of lights  
**With Mayor John Mirisch**

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**Monday, December 23, 2019**

**6:00 PM – 7:00 PM**

**Beverly Hills City Hall**

Crescent Steps - 455 N Rexford Drive

**Parking available at the 450 N. Rexford Drive**





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Lease For \$339 /Mo +Tax\*

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SIGN AND DRIVE

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NEWS

(Pickleball continued from page 5)

"I used to play tennis and I'm just not as agile as I was when I was younger, but I'd like to play pickleball because I think that it's less strenuous," Fenton added. "I think that the community is really excited about it."

That Beverly Hills is even getting into the game of pickleball at this time is thanks to Planning Commissioner Andy Licht. After a conversation with a friend of his who asked what could be done to resolve the lack of pickleball courts in Beverly Hills, Licht decided to attend the June 25 Recreation and Parks Commission meeting and bring it up for discussion as a non-agendized item.

"I thought it was important for the City to enter the pickleball era," Licht said. "I'm so happy the Recreation and Parks Commission is introducing pickleball to the City."

According to the USA Pickleball Association (USAPA), which was founded in 1984, the sport is "exploding in popularity" with the number of places to play having more than doubled in the past decade.

In addition to offering a low-impact and social exercise opportunity, pickleball is a great way to have fun while maintaining physical health. According to the Centers for Disease Control and Prevention (CDC), only half of adults get the physical activity they need to help reduce and prevent chronic diseases. Benefits of physical activity for children and "healthy aging" are likewise manifold according to the CDC and include helping to delay the onset of cognitive decline.

The sport was invented one summer afternoon in 1965 on Bainbridge Island,

Washington. A state congressman, Joel Pritchard, and his friend Bill Bell, had just finished a round of golf and returned home to find a brood of children in need of some outdoor adventure, according to the USAPA. Using ping pong paddles, a badminton net and a ball to create a lively and healthy backyard game, the families evolved pickleball (named for the Pritchards' dog Pickles) over the subsequent months, creating new rules, while keeping in mind the game's original purpose: "To provide a game that the whole family could play together."

Beverly Hills plans to kick off the pickleball pilot program on Sunday, Jan. 12, from 9 a.m. to noon at La Cienega Park. Following the kick-off, pickleball play will take place at both La Cienega Park and Roxbury Park, but only La Cienega Park will have open play because more courts will be available for pickleball. The Beverly Hills Center at La Cienega Park will have a total of 8 courts (including four for drop-in play). Roxbury Park will have two courts, including one for reserved court play. For more information or to reserve a court, visit: [www.beverlyhills.org/pickleball](http://www.beverlyhills.org/pickleball).



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# Arts & Entertainment

BY CAROLE DIXON

**American Ballet Theatre (ABT)** hosted its annual Holiday Gala dinner and performance on Monday, Dec. 16, at The Beverly Hilton Hotel. Attendees enjoyed a one-night-only special dance program by the world-renowned artists of American Ballet Theatre, including Principal Dancers Isabella Boylston, Misty Copeland, Christine Shevchenko, Cory Stearns, and Devon Teuscher performing scenes from the Company's extensive repertoire, followed by dinner and dessert with the dancers. The evening was emceed by ABT principal dancer and emerging choreographer James Whiteside. Proceeds from the Holiday Gala support ABT and its educational programs.



Devon Teuscher, Jane Seymour, and Connor Holloway strike a pose Photos by Vince Bucci Photography



**Big personas for "Little Women:"** Carol Connors, Laura Dern, Meryl Streep, Barbi Benton and Suzan Hughes attend the screening of "Little Women" at CAA in Beverly Hills. Photo by Suzanne Huges Enterprises



Gabe Stone Shayer and Cassandra Trennary Photos by Vince Bucci Photography



Blaine Hoven and Misty Copeland Photos by Vince Bucci Photography

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## Holiday Champagne Finds at Héritage Fine Wines

BY CAROLE DIXON

The recent “Best of Beverly Hills” Golden Palm Winner, Heritage Fine Wines has been a cozy corner fixture on Canon for the past five years. This intimate wine and Champagne bar features a shiny black baby grand piano just in case singer John Legend pops by for an event or new release for his LVE wines which Heritage carries exclusively in 90210.

Surrounded by walls of top vintages, Heritage serves food such as escargot, quiche and charcuterie, and its rooftop has become one of the top spots in town for local agencies and law firms to throw parties. Heritage’s French owner Jordane Andrieu, is the consummate host, with a signature style that includes bouncy long hair and suits with a silk handkerchief for that Continental flair.

After moving to California to break from his family winery in Burgundy over seven years ago, he told the Courier that he “wanted to export my passion about wine. I wanted to do my own thing and Los Angeles was the best option.”

The decision was three-fold for the wine connoisseur. “It was the best of my three worlds in France which is my hometown of Paris. [L.A.] It’s like a big city here very active and social. I have a house in Provence where I like to spend time and the weather here and beach reminds me of that quality of life. The proximity of all the wines in Santa Barbara, the hills, the nature, the hikes, or biking, that is my Burgundy world.”

“This was the best place that I could see myself for a longtime, establish my business, export my knowledge and do what I love - talking about wine and doing a business where I can really convert people to fine wines,” he added.

Andrieu was originally looking for a location in West Hollywood but was surprised by the space on Canon Drive and Santa Monica Boulevard. After meeting with the City of Beverly Hills (who owns the building), and presenting a business plan, he was in. “We are very different than what you would find in Beverly Hills,” he said. “You have classic places that have been here for ages,

but clients tell me that we are like the Silver Lake of Beverly Hills. We bring a young, hipster, and friendly vibe. People come in here and end up knowing everyone in the restaurant before they leave and they keep coming back. This place is like my second, no first, home since I spend much more time here. I like having the lounge, restaurant and bar and now we are developing a veranda on the other side of the front window.”

A year and a half ago, Andrieu entered a fruitful partnership with John Legend and French-born, Napa-based, Jean-Charles Boisset. “We created the JCB and John Legend Lounge. It’s the black area in the back of the restaurant where we have his piano. He will come to do meetings or just have fun. Sometimes he will play - and we have all his wines from Napa and Provence [in the room]. He really creates a blend, chooses the vineyard and is very involved in making a wine that represents himself. His wines are young, vibrant, round and lively. A lovely, cozy type of wine.”

The selection at Heritage is very exclusive but has evolved from the old world into the new. “In the beginning, I was importing a lot of different wines from France and I always take biodynamic or natural wines with low sulfites. That is our selection here. No headache, guaranteed. I attach a big thing about selling a wine that is responsible. This is the mentality here. By changing the way of consuming, you encourage the producer to go organically. It’s not only a trend but it’s changing the ideas that we can make wine without using heavy chemicals that go into the soil.”

“When you are a winemaker and you handle the vines, you understand how important it is to take care of your vines and your land as much as your children and family. It’s not just for a few years but for a lifetime. You are not going to feed them bad things full of chemicals. I’m proud that in Burgundy, it’s one of the highest rated organic wineries. It’s like a family of farmers who are so passionate about what they do.”



Heritage owner Jordane Andrieu



### Jordane’s Holiday Champagne List and Tasting Notes

#### Taittinger Brut La Française \$60

This is our best seller and I always serve it. It’s important to note that Taittinger is the name of the owner and it has not changed. This is their entry level bottle. Aged for four years on lees (the dead yeast cells and other particles remaining in a wine after fermentation.) They only use the first press of the grapes (some go up to three.) Fine bubbles are a key element with great fizziness. Chardonnay driven Champagne with freshness and it’s so vibrant. It’s elegant, crisp and feminine. I really like that in a champagne. For me, there is no better Champagne.

#### Jingle Bubbles by John Legend \$75

Sparkling wine not made in Champagne but it’s a really good quality [bottle] from California. Blanc de Blanc made with only chardonnay grapes. Not too sweet. Fine bubbles.

#### Billecart-Salmon Rosé \$90

A classic with consistent quality for \$90. Blend of Pinot Noir and Chardonnay made in Champagne by a family owned vineyard - not a corporation. Recognized as one of the best in the business. You will find this on all gastro-nomic fine tables.

#### Champagne Gala 2008 \$95

Also by, JCB, this is a good representative of high-quality champagne without the high price. Great packaging and a good one to bring for a holiday celebration.

#### Champagne Lallier Grand Cru 2002, Late Disgorged \$120

This is a hidden gem. The price for the quality is really good. 2002 is among the best vintages for Champagne in the past 2-3 decades. Amazing elegance and finesse. Not heavy yet

complex. Vibrant and unique. The magic of this Champagne is it’s almost 55 percent pinot noir, 45 percent chardonnay. It’s been aged 60 months on lees (equal to almost 14 years/168 months). They keep the wine in the cellar to gain complexity. For the finest champagne you need to wait and be patient. They do it for the beauty of making wine.

#### Taittinger Comtes de Champagne Blanc de Blancs 2007 \$175

Aged for almost 10 years, fine bubbles, only chardonnay. One of the finest blanc de blanc you will find in Champagne. Constant quality through the vintages. Very bright, elegant and feminine. Beautiful gift box one of our best sellers - especially for the holidays. At \$175, you can compare this to Dom Perignon. I have a great relationship with the family, so when I drink this, I think about the good times that I have had with Clovis [Taittinger], like going fishing.

#### Heritage Storage Tips for the perfect bottle you have just been gifted:

The biggest mistake people make when receiving a nice bottle is putting the Champagne on (or over) the fireplace chimney and it gets cooked and destroyed. Or, its left on the display shelf since it’s a beautiful bottle but it attracts the light, heat and cold. So, when you open it a year later, it doesn’t taste the same. It always needs to be stored in a dark space that has no temperature change. If you don’t have a wine cooler or cellar, store it on the bottom of your pantry on its side.

#### Héritage Fine Wines

467 N. Canon Dr.  
310-888-8042

[www.heritagebeverlyhills.com](http://www.heritagebeverlyhills.com)



Bottles at Heritage Photo by Carole Dixon



# Courier Calendar



THROUGH JAN. 20, 2020  
**HOLIDAY ICE RINK PERSHING SQUARE**  
*Pershing Square Park,  
 532 South Olive St., Los Angeles*

Skate amidst the skyscrapers of Downtown L.A. at the famous ice skating rink in Pershing Square that has become a holiday tradition.  
<http://holidayicerinkdowntownla.com/ice-skating-downtown-la/>



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](http://www.BroadwayInHollywood.com/Lottery). Tickets are available online at [www.BroadwayInHollywood.com/Frozen](http://www.BroadwayInHollywood.com/Frozen) or [www.Ticketmaster.com](http://www.Ticketmaster.com), by phone at 800-982-2787 or at the Hollywood Pantages.



THROUGH JAN. 5, 2020  
**GILMORE GIRLS HOLIDAY**  
*Warner Bros. Studio Tour Hollywood  
 3400 Warner Blvd., Burbank  
 8:30 a.m. - 3:30 p.m.*

Celebrate the holidays at Warner Bros. Studio Tour Hollywood. Fans of "Gilmore Girls" can explore the backlot as it transforms into Stars Hollow, including the famous town square, Lorelai's yard, Luke's diner, Sookie's front porch and Stars Hollow High School.  
<https://www.wbstudiotour.com/news/gilmore-girls-holiday/>

THROUGH DEC. 29  
**"WALLS: DEFEND, DIVIDE AND THE DIVINE"**  
*Annenberg Space for Photography  
 2000 Avenue of the Stars, Los Angeles  
 Wed. - Sun., 11 a.m. - 6 p.m.*

Final Three Weeks of the provocative exhibit that questions the role walls play in society. Featuring over 70 artists and photographers including exclusively-commissioned photographs by Shane Wallace. <https://annenbergsspaceforphotography.org>



THROUGH DEC. 29  
**"LOVE ACTUALLY LIVE"**  
*The Wallis Annenberg Center for the Performing Arts  
 9390 N. Santa Monica Blvd., Beverly Hills  
 7:30 p.m.*

The Wallis & For The Record's "Love Actually Live" returns this holiday season. The Wallis' Bram Goldsmith Theater is transformed into an immersive cinema, where the modern classic written by Richard Curtis is reborn as a revolutionary stage and screen event.  
<https://www.thewallis.org>

DEC. 21  
**HOLIDAY SING-ALONG**  
*Walt Disney Concert Hall  
 111 S. Grand Ave., Los Angeles  
 11:30 a.m.*

Join in Disney Hall's annual "Holiday Sing-Along with Melissa Peterson as hostess, John Sutton as conductor, and featuring Los Angeles Chorale, a jazz combo, the hall's mighty pipe organ and hundreds of guests for this joyous annual tradition. <https://www.laphil.com/events/performances/>

DEC. 21  
**"11TH ANNUAL CHRISTMAS CARE EXCHANGE / LUNCH WITH SANTA"**  
*Mona Park  
 2291 E. 121st St., Willowbrook  
 12 p.m. - 3 p.m.*

Holiday celebration that will include brunch, family resources, games, live music, holiday arts and crafts, education, and toy give-away. Children will have the opportunity to meet and take a picture with Santa. This event also provides an opportunity to learn about Special Needs Network's longstanding effort to help children with autism and related developmental disabilities in underserved communities. This year's Christmas Care

Exchange and Toy give-away event is free and open to the public. <https://snnla.org>



DEC. 21 AND DEC. 22  
**GAY MEN'S CHORUS OF LOS ANGELES HOLIDAY SPECTACULAR**  
*Alex Theatre  
 216 N. Brand Blvd., Glendale  
 2 p.m. and 8 p.m. (21st only)*

The Gay Men's Chorus of Los Angeles presents its Holiday Spectacular Saturday. Interim artistic director Jenny Wong leads the chorus in classics and timeless Christmas carols, as well as a medley of hits from the beloved film, "Love Actually." For more information, visit [GMCLA.org](http://GMCLA.org).



DEC. 22  
**HANUKKAH MENORAH LIGHTING**  
*Montage Hotel Beverly Hills  
 Beverly Canon Gardens  
 241 N. Canon Dr., Beverly Hills  
 4:30 p.m. - 6:30 p.m.*

Come celebrate Hanukkah with a Grand Menorah Lighting with JEM Community Center at Montage Hotel Beverly Hills with music, hot lakes, donuts, entertainment, face painting, raffle, gifts and fun for the whole family. Free Admission. For more information, contact 310-772-0000  
<https://www.jemcommunitycenter.com>



DEC. 22  
**DAVID BROZA & FRIENDS, FROM HAIFA TO HAVANA**  
*The Broad Stage  
 1310 11th St., Santa Monica  
 7:30 p.m.*

Singing in Hebrew, Spanish, English and Arabic, Israel's legendary singer-songwriter David Broza (guitar and vocals) brings a unique Cuban twist to his hit songs through a collaboration with Trio Havana for a first night of Hanukkah celebration.  
<https://www.thebroadstage.org>



DEC. 23  
**DEBBIE JOYCE SINGS NANCY WILSON - FEATURING THE TONY CAMPODONICO TRIO**  
*Rockwell Table & Stage  
 1714 N. Vermont Ave., Los Angeles  
 8 p.m.*

Debbie Joyce performs the definitive "Nancy Wilson Songbook," show. Debbie performs her legendary late aunt's original charts and many of them are from Nancy Wilson's never before heard private collection. Don't miss this wonderful heartfelt remembrance of Nancy Wilson's music and talent.  
[www.castingnewlives.com/debbie-joyce](http://www.castingnewlives.com/debbie-joyce)

DEC. 24  
**PLAZA WONDERLAND AT THE 60TH ANNUAL L.A. COUNTY HOLIDAY CELEBRATION**  
*The Music Center Plaza  
 135 N. Grand Ave., Los Angeles  
 12 p.m. - 5 p.m.*

The Music Center invites Angelenos to explore the newly opened "Plaza for All" with free games, movie screenings and art-making for all ages, plus a holiday marketplace for those last-minute shoppers looking to buy stocking stuffers. Food will be available for purchase, including tamales and other treats.  
<https://www.musiccenter.org>

DEC. 24  
**60TH ANNUAL L.A. COUNTY HOLIDAY CELEBRATION**  
*The Music Center's Dorothy Chandler Pavilion  
 135 N. Grand Ave., Los Angeles  
 3 p.m. - 6 p.m.*

Los Angeles' largest multicultural holiday celebration, the 60th annual L.A. County Holiday Celebration, provides Angelenos an opportunity to come together during the holidays to experience and honor the dynamic, rich cultures of the county. This free, three-hour holiday show will feature more than 20 L.A.-based music ensembles, choirs and dance companies who will showcase their talent, artistry and traditions. Tickets are first come, first served. The event will be broadcast live on PBS SoCal and on KCET on Christmas Day.  
<https://www.musiccenter.org/tickets/events-by-the-music-center/holidaycelebration/>



(Synagogue continued from page 1)

Redding waived extradition and as of press time, was expected to be transferred imminently.

On Dec. 14, the day of the incident, video surveillance captured a perpetrator entering the Nessah Synagogue through an unlocked door at approximately 2 a.m. The lone male suspect moved through the building, ransacking the interior, overturning furniture and strewing printed material about. Several Jewish relics were damaged. After word of the attack spread across the City, residents gathered outside the "Do Not Cross" police tape that cordoned the Rexford block where the Synagogue is located.

The Courier spoke with Councilmembers

Lili Bosse and Julian Gold after they inspected the damage inside the Synagogue shortly after it occurred. "Visually, when you walk in there, it's enough to make you sick. It is profoundly emotional, and we're just thankful no one was injured," Gold told the Courier. Reflecting on the tragic attack at Pittsburgh's Tree of Life Synagogue, Gold said, "We never thought this would happen to us here."

Councilwoman Bosse, the daughter of Holocaust survivors, echoed a similar sentiment. "It is so painful to walk around a Synagogue in our community and see Torahs ripped on the floor and yamakas ripped and thrown on the floor," Bosse said.

The vandalism at Nessah Synagogue has attracted national attention in the past week.



Councilwoman Lili Bosse addresses the Town Hall at the Beverly Hilton Dec. 18. Photo by Lisa Bloch



Members of the public and media gathered outside Nessah Synagogue. Photo by Lisa Bloch

The formal announcement of Redding's arrest was made by Beverly Hills Mayor John Mirisch on Dec. 18, at the "Town Hall for Action: Combating Anti-Semitism and Creating Safe Communities" event sponsored by the Israeli-American Civic Action Network. In a statement released by the City, Mayor Mirisch noted: "I said we would catch this guy and we did. The criminal who we believe desecrated a holy place on Shabbat is now in custody thanks to the superb work of the Beverly Hills Police Department."

Richard Hirschhaut, director of the American Jewish Committee in Los Angeles, told the Courier, "In some respects, with

or without what might be the obvious or universally understood symbols of anti-semitism, the fact that a synagogue was desecrated, that religious articles were strewn about, and the severity of the vandalism itself, in our view, clearly suggested antisemitic intent," Hirschhaut commented. "What this incident reveals, as others have, is that no part of our community is immune to the disease of hate, and we are mindful of the thread that connects anti-Semites and anti-Semitism in America."

With additional reporting by Lisa Bloch ●

## Jason's Keck Effect

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**(Culture continued from page 5)**

City spokesperson Keith Sterling told the Courier that at this moment, just one month after the City acquired the property, there were no specific plans for the site.

“The City could develop the site to help meet parking demands or other economic goals,” he said. “The City could also develop interim plans for use of the site, while longer-term development options are evaluated.”

Future use of the Clock Drive-in Market building at 8423 Wilshire Blvd., which the City paid \$16.5 million to acquire, has yet to be determined. Sterling said the property, which is adjacent to where the Wilshire/La Cienega subway station is slated to open in 2023, could one day be utilized in conjunction with future parking or transportation infrastructure in the area.

“The City is undergoing a public process via the Strategic Planning Committee/Southeast Task Force, which could better inform community goals and potential development opportunities via City investment and/or public-private partnerships,” Sterling said.

As to just what will greet the eyes of those who emerge from the subway station into Beverly Hills remains to be finalized, but general consensus of task force attendees appears to be that the area needs more foot traffic in order to help engender business success.

“Until you're bringing in more people, I don't think businesses can survive,” one participant said, noting that given the low foot traffic, businesses that open on Wilshire

continue to struggle.

“I think the City has to find a way to make people more engaged,” added another attendee.

With the expansion of the Fine Art Commission to the Arts and Culture Commission this past June, the City is clearly supportive of enhancing the arts throughout Beverly Hills.

Although fewer than two dozen people attended last week's task force meeting - which several people in attendance characterized as low attendance - the consensus appeared to be that the area already naturally lent itself to having a greatly enhanced arts scene.

“I guess when I think about Wilshire, I think about theaters,” said one resident.

“You got them, use them,” noted another resident.

While the days of the dollar double-feature movie have long since slipped into the annals of time, residents noted that there was potential to truly reinvigorate the arts scene in the area. However, in the wake of the closure of Laemmle's Beverly Hills Music Hall last month, residents voiced concern about the continued viability of the success of theaters in that area.

“If there really is no appetite for theaters, then I think we need to look elsewhere,” said City Councilman Julian Gold, who presided over the meeting.

A statement on Laemmle's website reads: “There is a distinct possibility of a renaissance, and movies and moviegoers will return to 9036 Wilshire Blvd., but if it

happens it will be after a hiatus and with different operators.”

When looking to the possibility of drawing in art galleries to the area - which participants appeared to favor - several attendees noted that the high rental costs made the possibility prohibitive.

Once again, as in previous task force meetings, the notion of allowing for higher density building in an effort to enliven the area came up, this time with a suggestion that a portion of the street-level space could be devoted to art galleries.

Of course, from South Robertson to La Cienega, the character of the neighborhoods is distinct, and the area's entire evolution will ultimately be impacted with the opening of the subway portal at Wilshire and La Cienega in 2023.

“I think it's important that we do things that resonate with our community,” said Chair Architectural Commission Chair Sharon Persovski. “We need to visualize where we want things to go and start defining the area.”

The City is actively encouraging interested parties to attend the series of monthly Task Force meetings in an effort to gather as much community input as possible in moving forward to revitalize the Southeast part of the City.

As rents have continued to increase, the area has seen a marked diminishment in the number of mom-and-pop stores that line the streets. And with that loss, the flavor of the area has definitely changed. The future, of course, will be up to those who write it. ●

**(City Council continued from page 1)**

Projects with fewer than nine units will have the option to pay an in-lieu fee instead of building an affordable housing unit onsite; however, those projects with more units do not have the ability to pay an in-lieu fee.

The in-lieu fees would be calculated per square foot of total development at a rate of \$58 for a five-unit building; \$70 for a six-unit building; \$82 for a seven-unit building; \$93 for an eight-unit building; and \$105 for a nine-unit building.

City Council members lacked consensus about the in-lieu fees, but agreed they could amend those fees for the permanent ordinance that they will pass next year. Likewise, the Council didn't agree on the percentage of affordable housing units that would ultimately be required in the permanent ordinance but stopped short of making any changes to the interim ordinance.

The City chose to move forward with an interim ordinance in anticipation of Senate Bill 330 going into effect on Jan. 1, 2020. SB 330, known as the Housing Crisis Act of 2019, is designed to speed up housing construction in California.

As part of the ordinance, an applicant may provide the required inclusionary units on a different site within Beverly Hills. In addition, the ordinance enhances the public noticing requirements as well as requires the developer to hold informative neighborhood meetings.

“I think this is an important, historic first step for us. We have never had inclusionary housing requirements,” Mirisch said. ●

**BOLD Beverly Hills Open Later Days**  
 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!

**NOW – DECEMBER 22 | 262 N. Rodeo Drive**  
**OPEN DAILY | CLOSED THANKSGIVING**

**THE SCENARIO STUDIO**  
 Experience professional photography unlike anything you've seen before. Create your own photo shoot in full-scale sets designed by renowned photographer John Ganun. With each step, you enter a new world. All you need is your phone and ... lights, camera, action! For detailed hours, visit website.

**DECEMBER 20 | 5PM – 8PM**  
**MAGIC OF THE HOLIDAYS**  
 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.

**DECEMBER 20, 21, 22 | 11AM – 5PM**  
**SANTA AT THE PALEY**  
 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!

**DECEMBER 21 | 5PM – 8PM | Pickup at 280 N. Rodeo Drive**  
**JOLLY TROLLEY WITH MRS. CLAUS**  
 Join Mrs. Claus for a complimentary scenic tour of Beverly Hills. The trolley ride is full of good cheer and fun for all ages!

**DECEMBER 21 | 5PM – 8PM**  
**HOLIDAY POP!**  
 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!

**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
- 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.

For a full calendar of events, visit [LOVEBEVERLYHILLS.COM/BOLDBH](http://LOVEBEVERLYHILLS.COM/BOLDBH) #BOLDBH



## 5 Top Holiday Indulgences in Beverly Hills

BY CAROLE DIXON

It might be the most wonderful time of the year but it's also the most indulgent. Beverly Hills hotels and restaurant staples have taken notice and recently added these over-the-top dishes and drinks to their regular menus. Some will become permanent fixtures while others are only seasonal secrets or off-menu items. So take advantage of this local bounty while you can.



Eggs Benjamin at the Montage Photo by Carole Dixon

### \$100 Eggs Brunch at Montage

The Summer of Ludo and Gilles might be long-gone but Gilles remains as the chef on the main ground-floor dining room at the Montage. On your next weekend visit take the elevator up to the 9th floor to The Rooftop Grill. Not only will you have an amazing alfresco view of the Beverly Hills and the city, but they now feature a fantastic brunch on Saturday and Sunday.

Amid the waffles, chopped salad, and impossible vegan burger, they also have a special \$100 Eggs Benjamin. This is a take on a tried and true classic, Eggs Benedict, but with a decadent twist of two Veuve Champagne poached eggs with butter-poached lobster, topped with caviar, all perched atop parmesan potato hash rounds. The perfect pairing is, of course, a Veuve Clicquot mimosa. Or, add a fresh press berry juice, chia fresca or charcoal lemonade to shake up the classic brunch cocktail.



Tuna Carpaccio with Black Truffle CIRCA 55  
Photo by Carole Dixon

### Truffle Tasting Menu at Beverly Hilton

There is a new Executive Chef, Giovanni DeStasio, who hails from Sicily at signature CIRCA 55 by the pool of the Beverly Hilton hotel. Chef Giovanni is wasting no time in introducing a new 100 percent Italian menu, full of authentic, classic favorites made with high-quality seasonal ingredients. You can now expect everything from delicious squid-ink linguine with sea urchins and red prawns, to homemade gnocchi with bottarga and butter sauce. Also, in celebration of truffle season, there is a new white truffle menu for the remainder of the month. This will be the first of many seasonal menus which Chef Giovanni will roll out throughout the year, tapping into each season's freshest and most covetable ingredients.



Mastro's Penthouse

### Truffle & Caviar Martini at Mastro's Penthouse

Mastro's is known for great steaks spanning over the two-floor restaurant and bar-lounge with plenty of wine bottles lining the private rooms. They now have an exclusive third floor accessible by a separate outside elevator. What you will find in this cream-colored modern oasis is another private space, aptly called the Canon Room, overlooking the famous shops and Montage hotel. Here you can have an Oscar viewing party on the large screen and also take advantage of the outdoor patio space. There is also a main dining floor with a small corner bar and a live piano player.

A few menu items are also exclusive to this top floor including the \$50 shaved black truffle and Petrossian caviar martini, "The Baller," made with gin by JBC of Napa fame. Other dishes include charred Spanish octopus, crispy duck, charred cauliflower carbonara, squid ink pasta, and a sizzling stone delivered to the table where you can cook Japanese A5 Wagyu beef to perfection.



Truffle and Caviar Martini



Lyonnaise Salad at Avec Nous

### Secret Caviar & French Menu at Viceroy

It might seem obvious but Avec Nous at the Viceroy L'Ermitage is a French restaurant. However, it's known for modern, lighter Mediterranean fare and not traditional Galic comfort food. Until now. Chef Nicholas Loncar makes caramelized onion soup smothered in gruyere cheese, Lyonnaise salad with crispy lardons, escargot swimming in garlic butter, and even a Paris Brest for dessert. If you crave more, there is also a 'secret' caviar pairing of 15g Regiis Ova Osetra served with 375ml bottle Ruinart Blanc de Blanc - a great price at \$120, and from Thomas Keller's caviar company no less.

### Longevity Dish by Jean-Georges at the Waldorf

You might know that French-born chef Jean George Vongerichten holds several Michelin honors for his illustrious international career spanning 36 restaurants. What you might not know, is the chef also spent a good part of his early career cooking in Asia and still has a passion for the flavors of the Far East. As a 23-year-old, he spent five years between Singapore, Hong Kong, Tokyo and The Oriental hotel in Bangkok. The life-changing experience awakened the French chef's palate and ginger became one of his favorite ingredients.

Available only during the winter and holiday season at Jean-Georges Beverly Hills at the Waldorf Astoria, the Longevity Noodles (\$64) are comprised of glazed Maine lobster, pea shoots, green chili, ginger with white or black truffle shaved over the dish. So, a little bit of indulgence with healthy ingredients.



**(Homeless continued from page 1)**

Officials in L.A. County had joined the challenge to the 9th Circuit case, arguing that local governments needed clarification on allowable action to address the homeless issue. In light of the Supreme Court's refusal to hear the challenge, L.A. Mayor Eric Garcetti said in a statement that efforts would continue to provide services, open shelters and build permanent housing for the homeless.

Beverly Hills has already implemented its own proactive approach. The City's Community Services Human Relations division collaborates with other agencies to provide mental and physical health services to the homeless population. "Through our social service safety net, we work with a handful of partners that provide mental health services including Step Up On Second, The Maple Counseling Center and Saban Clinic," Rachel Evans, Clinical Program Coordinator for Community Services told the Courier. "Saban Clinic also provides a wide variety of excellent physical health services as well."

Evans explained that individuals who don't have access to a phone, or the Internet can access mental or physical health services, describing a network of outreach through Ambassadors and City Rangers who are available at City parks, community centers, and facilities. "The Rangers or the Ambassadors will contact the Beverly Hills Outreach Team and can arrange for a needs assessment. The Ambassadors and Rangers can also provide information on

the County's Winter Shelter program," said Evans. The Winter Shelters operate throughout L.A. County and are open now through March 31, 2020. The Winter Shelter hotline is available 24 hours a day at 800-548-6047.

The City's in-house team, contracted through Step Up On Second, is the Changing Lives and Sharing Places (CLASP) homeless outreach team, established in 2008. It helps connect long-time homeless individuals residing in Beverly Hills with supportive services so that they can move from the streets into permanent housing. The process begins with identifying the person through outreach, engagement, and assessment. Then, teams work to develop a plan appropriate to the individual's presenting problem. Case management services may include family reunification, as well as linkages to benefits, food, medical/mental health services, shelter beds, permanent supportive housing and other supports. The Beverly Hills Outreach Team is in the field assisting the homeless population Monday through Friday, from 8 a.m. to 5 p.m.

Through its partnership with Step Up On Second, the City of Beverly Hills Human Services Division is able to link individuals to Los Angeles County Department of Mental Health (DMH) mental health programs. Once connected with a mental health program, individuals can obtain physical health services, case management, and access to housing resources.

The partnership with Saban Community Clinic enables the City's outreach teams to connect homeless individuals with health

services which include primary and preventative care, dental, behavioral health, and specialty care. Showers and TB testing are also available to the homeless population in Beverly Hills.

Once per month, the City's Human Services Division staff meet with the City Prosecutor, the Fire Department, and the Police Department to review trends in service utilization and to discuss the most vulnerable chronically homeless individuals living in the City. The goal of the meeting is to coordinate and concentrate resources on the most severely ill homeless who suffer

from physical health, mental health, and/or substance abuse issues.

The full ramifications of the decision for Beverly Hills is still unclear as of press time. When asked to comment on the matter, James Latta, Human Services Administrator for the City told the Courier, "Typically the [homeless] individual is offered services several times by either the City Rangers, Ambassadors or Human Service staff. Police and Fire also make referrals to our Homeless Outreach team." ●



The Hollywood Museum hosted the 2019 LAPD Hollywood Youth Program Scholarship Awards on Dec. 12. Pictured (from left): Steve Nycklemoe, Hollywood Museum; George Braunstein, Police Activities League (PAL) supporter; Laura Braunstein, PAL supporter; Donelle Dadigan, Hollywood Museum President and PAL Advisory Board member; Frances Ardolf, PAL supporter; Rana Ghadban, President, Hollywood Chamber of Commerce; Kitty Gordillo, Executive Director, Hollywood PAL; Terri Tilton, PAL Board member.

## SHOPPING SECURITY TIPS

**WHEN PARKING YOUR CAR, REMEMBER:**

- Do not leave valuables or shopping bags in plain view
- Never leave your car keys inside your vehicle
- Always lock your car, even if you will only be away a few minutes
- Never leave your car unattended with the engine running
- Park in well-lit areas or valet your car

**OTHER SAFETY TIPS:**

- Do not become distracted by your shopping; always stay alert
- Avoid wearing jewelry or clothing that may cause undue attention
- Use well-lit ATMs
- Monitor the activity on your credit cards and report any unauthorized transactions to your credit card company
- Never leave your purse or wallet unattended

**IF YOU SEE SOMETHING, SAY SOMETHING.  
PLEASE REPORT SUSPICIOUS ACTIVITY TIMELY TO POLICE.**

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## Board of Education Installs New Board

BY SANDRA SIMS

The Beverly Hills Board of Education held its District Organizational meeting on Dec. 17 with the installation of the 2019-2020 Officers. Former Board Vice President Isabel Hacker was installed as President and Board Member Rachelle Marcus was voted in as Vice President. Board Members Tristen Walker-Shumam, Mel Spitz and former President Noah Margo will continue to serve on the Board of Education. The Board members recognized Margo for his leadership during his tenure.

Board President Hacker took the Oath of Office during the meeting and was sworn in by her husband Adi Hacker and son, Avrami. Hacker shared some of her goals including continued negotiations regarding the Joint Powers Agreement (JPA), staying on

schedule for completion of clean-up from oil wells set for June 2020, and seeking solutions to address teen vaping.

The well attended meeting included City Council members, Mayor John Mirisch, Vice Mayor Lester Friedman, Councilwoman Lili Bosse, Councilmen Julian Gold, Councilmen Bob Wunderlich, representatives from the City, Beverly Hills Police and Fire Departments, as well as BHUSD school administrators, past board members, PTA and BHEF representatives.

Another highlight was the festive performance of holiday songs by the Beverly Hills High School Madrigals that started the meeting. A reception hosted by the PTA Council took place after the order of business.



(From Left): Former Board of Education President Noah Margo and newly installed President Isabel Hacker

Photo Courtesy of BHUSD

## Beverly Hills Community Will Feed the Hungry on Christmas Eve

BY SANDRA SIMS

The Beverly Hills Community is invited to join the Beverly Hills Unified School District family and friends to volunteer at the Feed the Hungry event on Christmas Eve, Dec. 24 at the Hawthorne School Cafeteria at 10:00 a.m.

The annual event includes decorating holiday cards, packaging toiletry bags, and filling bags with lunches. Businesses can help donate items for lunches and/or toiletry bags - sunbutter, jelly, bread, juice boxes, small chip bags as well as any mini (hotel size) toiletries, toothbrushes and deodorant. Donations can be dropped off at Hawthorne School any day this week and on Dec. 22 and 23 until 4 p.m.



Photo courtesy of BHUSD

## Beverly Vista Middle School Students and Families Run for Charity

BY SANDRA SIMS

Over 70 Beverly Vista Middle School (BVMS) students and families joined the Beverly Vista Bulldog Team for the Jingle Bell Run LA on Saturday, Dec. 14. The Bulldogs won two medals. Student Board of Education Member, Thomas Recuperio also participated and won third place. The holiday fundraiser was a success with over \$1500 contributed to the Arthritis Foundation. The BVMS Color Guard performed during the event adding to the festive occasion and worthy cause.

## Beverly Vista Middle School Celebrates Fall Sports Awards

BY SANDRA SIMS

The first ever Beverly Vista Middle School (BVMS) Athletics Awards Ceremony took place at the school field on Dec. 12. The event celebrated skill, ethics, and leadership in sports among student-athletes of all grade levels. "The inaugural fall sports season at BVMS was an outstanding success. We are extremely proud of our student-athletes who participated in flag football, girl's volleyball, and cross-country from mid-August through the first week of November," Coach Kelly Park told the Courier. "We are laying the foundation for these student-athletes to be ready to contribute to their high school programs. And we look forward to being a force in FIYA (Federation of Interscholastic Youth Athletics) again next year."



### Flag Football Awards:

**True Grit:** Gleb Pozdnyakov, Steven McCallum Michael McCallum

**Most Determined:** Gavin Ehrlich Seven Stites, Jake Kermani

**Sportsmanship:** Eila Shokravi, Joseph Rendon, Andre Bentes

**Leadership:** Joshua Rubin, Matthew Recuperio, Amir Mehrtash

**Most Valuable Player (MVP):** Joshua Rubin, Micah Tannenbaum, Benny Mendelsohn

**Best Offense:** Devin Smith and Christopher Massie, Cameron Park & Sabin Kang, Connor McGee

**Best Defense:** Ohad Levi, Camden Shaw, Jaxon Tonley Girls

Photo Courtesy of VISUAL SPORTS NETWORK



### Cross Country Awards

**True Grit:** Oscar Steele

**Most Determined:** Maddie Giorgio

**Sportsmanship:** Amado Lucero

**Leadership:** Logan Chong

**Most Valuable Player (MVP):** Nathan Costea

**Most Improved:** Charlie Bernardoni

Photo Courtesy of VISUAL SPORTS NETWORK



### Volleyball Awards

**True Grit:** Kiley Davidson, Yuval Loya, Ariella Shaoulian;

**Most Determined:** Eliana Naydavood & Sara Orpelli, Grace Thorpe & Sasha Gersh, Mia Fienberg

**Sportsmanship:** Aly Bentes & Michelle Khan, Leia Math & Mariah Nicholson, Irene Chang & Hannah Pinchuk

**Leadership:** Alexis Paschke, Chanel Anooshian, Mia Shapiro & Batia Tello;

**Most Valuable Player (MVP):** Mia Arnold-Kraft & Yael Tello (6), Amarayah Miller & Zurhi Huntoon, Aly Bates & Jo Ann Ferro

**Most Improved:** Gianna Chatham, Samantha Nabati, Bella Shtorch & Kaydence Labissiere

Photo Courtesy of VISUAL SPORTS NETWORK



## Beverly Hills Student Undergoing Cancer Treatment Inspires Others Through Acting

BY SANDRA SIMS

Tenacity is defined as the quality of being very determined, a description which is especially true for Horace Mann Elementary School fourth grader Mason Duncan Book. Despite having undergone chemotherapy and other cancer treatment throughout the school year, Book recently performed in a stage production by the Taste of Broadway performing arts program. Taste of Broadway is an after-school musical theater program that the Beverly Hills City Community Services Department offers to promote a sense of self-confidence and belonging among students and to help them discover the joy of performing arts. On Dec. 16 and 17, Book performed in the Taste of Broadway fall musical review "Everything Old is New Again" at Beverly Vista Middle School Theater. The entire cast and members of the audience wore orange bracelets inscribed with "Team Mason" to show their support for Book's determination on and off-stage.

Jenny Gordon created the Taste of Broadway program and is the director, choreographer, and producer of the musical review. "This young man [Book] has taught all of us what a real life super hero looks like," Gordon told the Courier. "His

courage, determination, and spirit are truly awe inspiring. I have been a teacher for almost 20 years, and this incredible child teaches me every time he is at rehearsal."

Book was diagnosed with T Cell Lymphoblastic Lymphoma on April 30 of this year. He immediately entered the hospital and began treatment at that time, which was a few weeks before the Taste of Broadway's spring musical review of "Oliver." Prior to the diagnosis, Book had been set to sing a solo in the spring review. Knowing how much he wanted to perform in the show, Book's doctors expedited his release so that he was able to attend the show. "He was so determined to do his solo," said Mason's mother Stacy Book. "This is a testament to what the arts can do." Although Book was too weak to participate in the entire show, he performed his solo "Where is Love" for which he received a standing ovation.

Book's performances in the Taste of Broadway fall musical review are especially significant, because he was able to perform in the entire show. Mason's mother credits the performing arts for providing an outlet for her son while he continues to receive

treatment including a blood transfusion he received just before the performance on Dec 16. "It's so important for his emotional well-being," she added.

Determination and the support from family and friends have served Book well, as his recent performances were well-received by the audiences. Mason Book said, "What I really like about a Taste of Broadway is having this other family, my Broadway family. It means everything to me. Singing, dancing, acting, being on stage, performing - it just brings me so much joy." ●



(From Left): Madeline Book (sister), Mason Duncan Book, and Jenny Gordon from "Taste of Broadway" Photo Courtesy of the City of Beverly Hills



The Beverly Hills Women's Club (BHWC) Holiday Luncheon and Boutique on Dec. 12, co-chaired by Pam Cohen and Carol Shane, featured a fashion show by Jovani of Los Angeles, live auction and tables filled with food baskets to be donated to the L.A. Food Bank. Pictured (from left): Nancy Krasne (former mayor), Mumsey Nemiroff (BHWC CEO), and Princess Karen Cantrell (BHWC CFO). Photo by Maxine Picard

**QUESTIONS?  
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**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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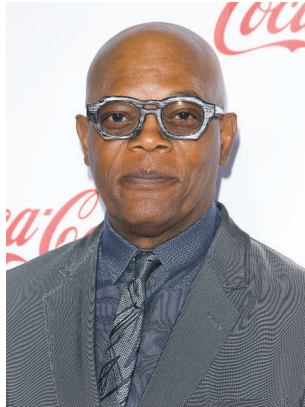
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# Birthdays



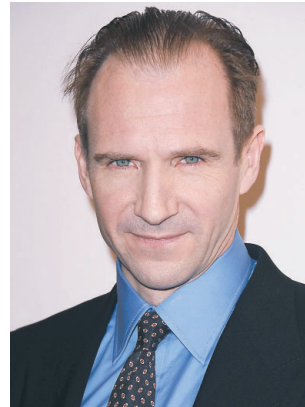
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December 22



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December 22



**HARRY SHEARER**  
December 23



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December 23



**ANNIE LENNOX**  
December 25



**JARED LETO**  
December 25



**JERRY JOLTON**  
December 26

To our loyal Courier readers: We want to celebrate YOU! Going forward, we'd like our popular Birthday Page to reflect the community as a whole. So we're inviting you to send us your birthdateplusahigh-resolution (300dpiorabove) headshot of yourself. Please send it at least two weeks in advance of your birthday, and we'll do our best to include it on our Birthday Page. Send the photos, along with your full name and birthday to: Editorial@BHCourier.com.

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ITALIAN RESTAURANT



United Real Estate-Los Angeles held its 2019 Holiday Luncheon on Dec. 5 at Fogo de Chao, Beverly Hills. The event showcased top producing agents and supported the charity Baby2Baby. Pictured are United Real Estate-Los Angeles CEO Annie Chen and agent Alex Popa.



## Companion Animals Can Help Navigate the Holiday Crush

BY ANA FIGUEROA

It's the holiday season, and with that comes streets filled with shoppers, bustling airport terminals and flights filled to capacity. It also means rubbing elbows—or paws—with four-legged companions out and about with their humans.

Have you ever wondered (or even been a bit skeptical) about the different types of companion animal designations in use? Here's what you should know about the animals bundled up beneath those cute holiday sweaters and "Do Not Pet" vests.

"Animal helpers" fall into three categories: Service Animals, Emotional Support Animals (ESAs) and Therapy Animals. All three offer distinct services and perform different functions.

A service animal is any dog (and in a recent development, miniature pony) that is trained to work or perform tasks for the benefit of an individual with a disability. Service animals can alert individuals to impending seizures, remind them to take medication or even press elevator buttons.

ESAs help individuals with mental or emotional disabilities, by providing companionship and affection. Therapy dogs also offer affection and comfort. But they do so in group settings, such as in nursing homes, hospices, and disaster zones. They aren't generally eligible for the same accommodations that Service Animals and ESAs are entitled to.

To help explain more of the differences between the three categories, the Courier consulted with Prairie Conlon, LPC. Conlon is a licensed mental health professional and an emotional support animal expert specializing in animal-assisted therapy as an alternative approach to mental health and well-being. She is the Clinical Director of CertaPet and hosts the "The Animal Effect" Podcast on Mental Health News Network.

"Service Animals need intensive training and can only be dogs and miniature horses. The horses make fantastic seeing eye animals for the blind," said Conlon. Pursuant to The American with Disabilities Act (ADA), Service Animals are provided with the widest possible accommodation in public places, housing and transportation.

The rules regarding ESAs are different.



Waffles is a two-year-old Yorkie Schnauzer mix. He weighs eight pounds and would love a new home for the holidays. If you're interested in Waffles, please visit [www.shelterhopepetshop.org](http://www.shelterhopepetshop.org) or call 805-379-3538.

They can only be prescribed to a patient by a licensed mental health professional, including a psychiatrist, licensed clinical social worker, or psychologist who has evaluated the patient's need for an emotional support animal. That professional then issues an Emotional Support Animal letter, which affords certain legal and financial protections under the Air Carrier Access Act and the Fair Housing Act.

Conlon noted, "ESAs can be any type of animal, but that is a little too broad in my opinion. I only work with cats, dogs and rabbits. The problem is that if you start to talk about a hedgehog, they can communicate diseases to humans. A snake may absolutely offer emotional support to someone. But, if you bring it on a plane, it's going to freak out dozens of other passengers. And, the idea of a peacock is ridiculous," said Conlon.

However, she by no means discounts the value ESAs offer to patients.

"It's like anything else with mental health. As a therapist, I may diagnose someone with anxiety, depression or a sleep disorder. When they leave for a trip, they're going to take their medication with them. An ESA is their prescription. They're not going to leave it behind, especially during the holiday season when things are already stressful," said Conlon.

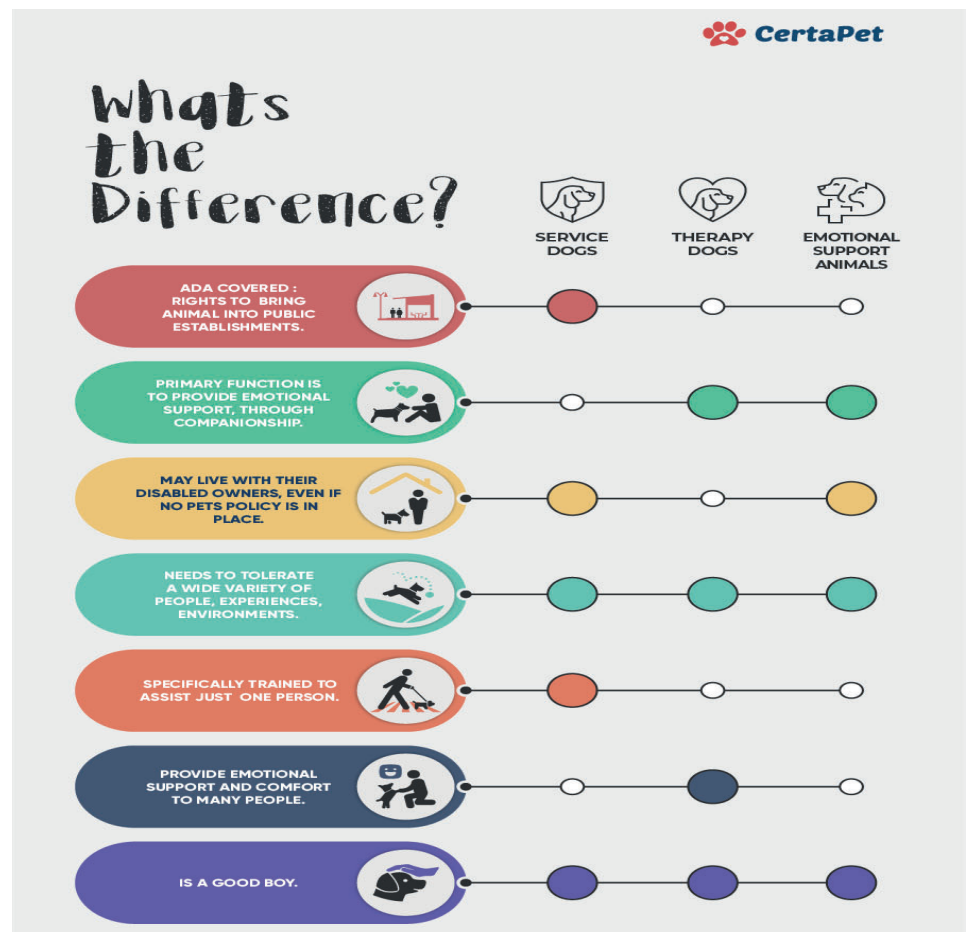
She also emphasizes that airports and airlines are tightening rules and regulations about the documentation needed to board with ESAs. So, there's probably no need to be suspicious about all the vest-wearing animals in the security lines.

"You can't simply order a kit from Amazon and show up at the airport. I tell my clients they need to begin the process when they book their tickets. The airlines are requiring certifications from vets and other documentation, so it takes time," said Conlon.

She added, "It's important to realize that an animal can help a person avoid anxiety in situations where they might be popping a Xanax. Sure, there might be those that try to scam the system. But, there's a lot of empirical evidence about the value animals can provide to humans in all of life's situations." ●



Prairie Conlon, LPC



## HOME SECURITY TIPS

**AWAY FOR THE HOLIDAYS?:**

- Register for a vacation watch if you plan to be out of town for the holidays ([www.beverlyhills.org/police](http://www.beverlyhills.org/police))
- Leave a radio or television on while you are gone
- Have your packages delivered to your business or a neighbor's home while you are away
- Ask a neighbor to pick up your mail and newspaper while you are away
- Set exterior lights to a timer

**OTHER HOME SECURITY TIPS:**

- Always lock your doors and windows
- Ensure your home security system is working properly
- Set your alarm while you are gone, even if only for a few minutes
- Keep the exterior of your home well-lit at night
- Install video surveillance and make its existence known with signage
- Ensure your video surveillance system is set to the correct date and time, and set to record

  **IF YOU SEE SOMETHING, SAY SOMETHING. PLEASE REPORT SUSPICIOUS ACTIVITY TIMELY TO POLICE.**



**(Fire Hazard continued from page 5)**

A presentation by environmental consulting firm Dudek characterized the entire area north of Sunset Boulevard as a “very high fire hazard severity zone” and recommended beginning the process of removing Carla Ridge pine trees in 2020.

The Dudek study showed there to be a preponderance of higher flammability trees in the area - an estimated total of 3,500 in the public areas (25 percent of the total trees north of Sunset) and between 9,600 to 17,000 on private properties (45 percent of the total trees north of Sunset).

The tree types of greatest concern are pines, palms, eucalyptus, cypress, cedar and juniper. Those type of trees under City-control are concentrated along Coldwater Canyon Road, within Trousdale Estates on Loma Vista Drive and Carla Ridge, along Doheny Road, Lexington Road, southern Benedict Canyon Drive, and at the Greystone Mansion.

While the City is taking a longer-term approach to thoughtfully curate a sustainable urban forest that will endure over the next century, consensus from City Council members was that immediate measures to address the threat of wildfires needed to be taken.

“I view this as an emergency and urgent,” said Councilwoman Lili Bosse. “We have an emergency.”

“I do think we should move forward as quickly as we can to ensure the safety of Trousdale and Carla Ridge and all the areas,” said Councilman Julian Gold. He noted that the City would need to take an “aggressive posture” to ensure that it could likewise take effective steps to deal with fire safety mitigation risk on private property.

During public comment, several members of the Trousdale Homeowners Association

voiced support for taking immediate action to minimize the opportunity for trees and landscape to facilitate a fire spreading.

“The challenge is that we’re at a crossroads, and there’s no containing a fire,” said Association member Shahram Melamed, who previously served on the Beverly Hills Planning Commission. “If we catch fire, within five to 10 minutes, the rest of the City is going to be on fire. So we’re the first line of defense.”

While the Beverly Hills Fire Department already performs annual inspections to help ensure that trees are pruned and maintained on both public and private areas, the threat of a wildfire igniting and spreading north of Sunset remains an ever-present danger. And while the City-managed trees are “highly maintained” according to the Dudek study, maintenance levels of trees on private properties varies, with more dense, uninterrupted landscaping that can fuel fires.

Further, the Dudek study found that the City’s current maintenance programs minimized risks of tree-related fire or downed branches. Of particular concern was that the structural integrity of the pine trees on Carla Ridge could cause them to collapse, blocking egress from the area and effectively curtailing an essential evacuation route.

“Safety has to be our highest priority as members of City Council,” said Councilman Bob Wunderlich, who characterized the Carla Ridge pine trees as “ticking time bombs.”

“I certainly am greatly concerned about the fire hazard,” he added.

The Dudek study recommended increased maintenance and crown thinning on evacuation corridor trees, as well as increased inspections on trees to reduce the risk of failures.

During public comment, resident Lester Trout was among several people who advocated

that the City immediately remove all the pine trees on Carla Ridge.

“I don’t think a fire makes exceptions [and] I don’t think there’s anything like a healthy pine tree in the case of a fire...so remove them all,” he said.

Resident Patrick Fogarty likewise inquired during public comment as to why there would be any question about moving forward with removing the hazardous pine trees that are prone to ignite, particularly because the City doesn’t even allow residents to plant new ones.

“I don’t think we should kick the can about removing them,” he said. “I think it’s hypocritical that we’re even talking about removing them when residents aren’t even allowed to plant them.”

“Something needs to be done more quickly than we have done going forward,” said Vice Mayor Lester Friedman. “I think this as an overall plan being presented to us is sound.”

Bosse advocated action without delay.

“My recommendation is to remove the trees and then go through the public process of what trees there should be to replace them,” Councilwoman Bosse said.

Mayor John Mirisch took a different view to the process of tree-removal.

“We need to go on a tree-by-tree basis,” he said. “I do think we need to replace the trees. I’m not suggesting we wait, but we should do it in tandem (with replacement) and have a plan.”

“We talk about global warming and so if we don’t replant the trees, then we’re just contributing to global warming,” he added.

Concurrent with Wiener’s inquiry into the CEQA implications, the City is also conducting further tree failure risk assessments on evacuation corridors as well as moving forward with a more stringent corridor tree maintenance and inspection program. ●



## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Maybe you’re tired of the way things are and the situation is causing you pain. Or maybe you’re inspired by a glittering example of who you want to be. Either way, you’re determined to create something different.

**TAURUS** (April 20-May 20). Alas, love is not always, as the classic song suggests, a “many-splendored thing.” Although, with the Venus change, you’ll get a new perspective on whatever bothers you about it, and things will start to shift.

**GEMINI** (May 21-June 21). There’s high value in lighthearted relationships. When your spirit feels heavy and the weather inside your head goes gray, people who are easy to be around are like a breeze blowing away the clouds.

**CANCER** (June 22-July 22). There will always be a question to answer, a mess to clean up, a broken thing to fix. However, these do not always fall under your jurisdiction. Involvement is optional. It’s about time you practiced the art of doing nothing at all.

**LEO** (July 23-Aug. 22). In order to see the world how it is, you must be able to lift the lenses you’re looking through and take off the filters and rules you’ve superimposed. Don’t worry; you can put your own reality glasses back on after you’re done.

**VIRGO** (Aug. 23-Sept. 22). Thinking of others is akin to running a street-cleaning vehicle through the avenues of your mind. It brushes your synapses clean and makes all the rest of your thinking flow better.

**LIBRA** (Sept. 23-Oct. 23). You want to take part in a scene; you don’t want to take it over. This is the message you need to convey subtly, not with talk but with your tone and, of course, your actions. Once they understand you, all will relax.

**SCORPIO** (Oct. 24-Nov. 21). There’s a paradox in wanting, as want motivates you while also limiting you. Desire enslaves. Maybe you can’t reason your way out of wanting, but you can and should question why.

**SAGITTARIUS** (Nov. 22-Dec. 21). Unsure where another person stands, you may be tempted to send mixed messages in an attempt to see what resonates. This takes too long. Risk rejection. Ask a direct question. Dispense with the cloudy and opt for the clear.

**CAPRICORN** (Dec. 22-Jan. 19). Symmetry is satisfying not just in aesthetics but in all things. Put money in; get the same value out. Talk as much as you listen, etc. Today’s symmetrical features may not be immediately detectable. Wait for it.

**AQUARIUS** (Jan. 20-Feb. 18). To moralize things like food or spending opens a whole bag of complicated psychology you don’t need right now. No one is “bad” for eating a cookie or “good” for saving a buck. Explore new mindsets and styles of self-talk.

**PISCES** (Feb. 19-March 20). Maybe there are no magic bullets or miracle lifehacks, but looking for them and trying new things will be a great deal of fun anyway, especially when your expectations are realistic.

**TODAY’S BIRTHDAY** (Dec. 20). The words you cherished and wanted to believe will finally be proven and shown this year. You will trade places with someone for a while to learn about a business or culture. A fun diversion becomes a serious consideration for a lifestyle choice. You’ll change your appearance to reflect a surge of confidence. Libra and Cancer adore you. Your lucky numbers are: 9, 24, 33, 28 and 7.

## Police Blotter

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

### **BEVERLY HILLS**

#### **DUI**

12/13 - 300 Block Rodeo Dr.

#### **GRAND THEFTS**

12/17 - 300 Block Rodeo Dr.

12/16 - 200 Block Rodeo Dr.

12/15 - 9700 Block Wilshire Blvd.

12/14 - 100 Block Roxbury Dr.

12/13 - 200 Block Canon Dr.

12/13 - 400 Block Bedford Dr.

#### **PETTY THEFTS**

12/14 - 300 Block Canon Dr.

### **ROBBERIES**

12/15 - 300 Block Canon Dr.

#### **VEHICLE**

12/17 - 200 Block Beverly Dr.

12/14 - 9500 Block Wilshire Blvd.

12/13 - 100 Block Roxbury Dr.

### **WEST LOS ANGELES**

#### **ASSAULT**

12/16 - 12100 Block Venice Blvd.

#### **BURGLARY**

12/16 - 1100 Block Indiana Ave.

12/14 - 5200 Block Inglewood Blvd.

### **PETTY THEFTS**

12/15 - 12700 Block Woodgreen St.

12/13 - Abbot Kinney Blvd. and Aragon St.

#### **ROBBERIES**

12/17 - 4400 Block Inglewood Blvd.

#### **VEHICLE**

12/16 - 4900 Block S. Centinela Ave.

12/15 - 3200 Block Washington Blvd.

12/15 - 600 Block Lincoln Blvd.

12/14 - 1600 Block Electric Ave.

12/14 - 700 Block Venice Blvd.

12/14 - 300 Block Market St.

12/13 - 3700 Block Ocean View Ave.



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Grocery  
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Beets  
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Bosc  
Pears  
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Red Ruby Texas  
Grapefruits  
**2 lbs for \$1**

Navel  
Oranges  
**2 lbs for \$1**

Seedless Watermelon ..... **2lbs for \$1**  
 Brown Onions ..... **3lbs for \$1**  
 Pineapples ..... **2lbs for \$1**  
 Fuji Apples ..... **3lb bag for \$1.49**

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 Chef's Secret Basmati Rice ..... **\$12<sup>99</sup>**  
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 Valbreso French Feta Cheese ..... **\$7<sup>99</sup>**  
600 g  
 Tide Liquid Detergent ..... **\$7<sup>99</sup>**  
Selected Varieties 46-50 fl oz

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**12 pack 12 oz. cans**  
**\$8<sup>99</sup>**  
+CRV

**MEATS**

Chicken Breast ..... **\$1<sup>99</sup> lb**  
 Ground Turkey Breast ..... **\$3<sup>99</sup> lb**  
 Extra Lean Beef Stew ..... **\$4<sup>59</sup> lb**  
 USDA Choice Rib Eye Steak ..... **\$12<sup>99</sup> lb**

**WINES & SPIRITS**

Santa Margherita ..... **\$19<sup>99</sup>**  
Pinot Grigio 750ml  
 Chateau La Gordonne ..... **\$13<sup>99</sup>**  
French Rose 750ml  
 Lindeman's Wines ..... **\$5<sup>99</sup>**  
Selected Varieties 750ml  
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# Public Notices

## ORDINANCE NO. 19-O-2795

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO CLARIFY OR ADD LANGUAGE RELATED TO CHIMNEY HEIGHT, CONDITIONAL USE PERMIT FINDINGS, ELEVATOR LOBBIES, VOID SPACES IN PARKING GARAGES, GUTTERS AND DOWNSPOUTS IN YARD AREAS, DESIGN REVIEW COMMISSION MEETING FREQUENCY, AND TO REMOVE INAPPLICABLE FLOOD ZONE PROVISIONS.

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

**Section 1.** On September 12, 2019, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1896 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to modify language to provide greater clarity in the application of code provisions, and to align code language with current practices (collectively, the "Amendments"). On November 19, 2019, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

**Section 2.** This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore the City Council finds that the Amendments are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 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.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal LU 3 – Managed Change calls for orderly and well-planned change to the community that provides for the needs of existing and future residents and business, effective and equitable provision of public services, and makes efficient use of land and infrastructure. Amending the zoning code to clarify language and align it with current practices will contribute to creating orderly change to the community by providing clear rules to regulate land use. Additionally, periodic modifications to the code will contribute to the provision of effective public services in that accurate and understandable land use rules will be available for the use in the community. General Plan Policy LU 16.11 – Community Engagement encourages engaging all segments of the community in planning decisions. It calls for the maintenance and enhancement of the public involvement process to assure transparency and enable the public to be well-informed. Amending the code periodically to address inconsistencies and to align the code with current City practice ensures that the code is legible and accurate, which enhances the ability of the public to understand regulations that govern development projects.

**Section 4.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "A.2." of the term "Height of Building" for Nonresidential Zones to read as follows, with all other definitions in the section remaining unchanged:

"2. On buildings with a sloped roof, chimneys extending a maximum of three feet (3') higher than any portion of the building within a horizontal distance of ten feet (10') from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3') above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4') on any side."

**Section 5.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "B.2." of the term "Height of Building" for Multiple-Family Residential Zones to read as follows, with all other definitions in the section remaining unchanged:

"2. On buildings with a sloped roof, chimneys extending a maximum of three feet (3') higher than any portion of the building within a horizontal distance of ten feet (10') from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3') above the roof deck. The maximum horizontal dimension of a chimney shall not

exceed four feet (4') on any side."

**Section 6.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "C.1." of the term "Height of Building" for Single-Family Residential Zones in the Central Area of the City to read as follows, with all other definitions in the section remaining unchanged:

"1. The extension of vent pipes to the extent permitted by title 9 of this Code. On buildings with a sloped roof or sloped roof with ridgeline, chimneys extending a maximum of three feet (3') higher than any portion of the building within a horizontal distance of ten feet (10') from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3') above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4') on any side."

**Section 7.** The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "E.1." of the term "Height of Building" for Single-Family Residential Zones in the Trousdale Estates Area of the City to read as follows, with all other definitions in the section remaining unchanged:

"1. The extension of vent pipes to the extent permitted by title 9 of this Code. On buildings with a sloped roof, chimneys extending a maximum of three feet (3') higher than any portion of the building within a horizontal distance of ten feet (10') from the chimney. On buildings with a flat roof, chimneys extending a maximum of three feet (3') above the roof deck. The maximum horizontal dimension of a chimney shall not exceed four feet (4') on any side."

**Section 8.** The City Council hereby amends Section 10-3-3800 of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3800: AUTHORIZED; REQUIRED FINDINGS:

A. Procedure. Pursuant to an application and hearing procedure as provided in article 37 of this chapter for granting a variance, the planning commission may authorize conditional uses as specified in this code if the planning commission makes the required findings set forth in paragraph B. below. Conditionally permitted uses shall be designated and listed in this code under the zone in which they are permitted. Additionally, a list of all uses which may require a conditional use permit shall be maintained in the office of the department of planning and community development and shall be available to the public free of charge. Noticing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines."

B. Required Findings. The reviewing authority shall not issue a Conditional Use Permit unless the reviewing authority finds that the proposed location of any such use will not be detrimental to adjacent property or to the public welfare.

In addition, certain conditionally permitted uses have additional findings set forth in sections 10-3-1207 (Dining in Nonconforming Hotels), 10-3-1236 (Combined Uses), 10-3-1240 (Dining in Nonconforming Hotels), 10-3-1254 (Conditional Use Permits), 10-3-1282 (Permitted Areas), 10-3-1283 (Conditional Use Permit Requirements), 10-3-1604 (Conditionally Permitted Uses), 10-3-1611 (Mini-Shopping Centers), 10-3-1612 (Drive-Up, Drive-In, and Drive-Through Facilities), 10-3-1613 (Vehicle Sales, Service or Fuel Stations), 10-3-1617 (Exercise Clubs and Private Training Centers), 10-3-1618 (Exercise Clubs and Private Training Centers), 10-3-1619 (Nightclubs), 10-3-1620.2 (Cosmetic Spas), 10-3-1655 (Pedestrian-Oriented Areas), 10-3-1702 (Conditionally Permitted Uses), 10-3-1802 (Conditional Uses Permitted), 10-3-2003 (Conditionally Permitted Uses), 10-3-2730.4 (Alternative Parking Facility), 10-3-2733 (Parking in Nonresidential Zones; Location and Shielding of Facilities), 10-3-2862 (Conditional Use Permits Required), 10-3-2866 (Parking Requirements), 10-3-2866.1 (Loading Restrictions), 10-3-2867 (Hotel Access Areas), 10-3-2868 (Regulations and Restrictions Applicable), and 10-3-3800.1 (Convenience Store Conditional Use Permit) of this chapter."

**Section 9.** The City Council hereby amends subsection "B" of Section 10-3-1618 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-1618 remaining in effect without amendment:

"B. Notwithstanding the provisions of section 10-3-2730 of this chapter, the planning commission may issue a conditional use permit pursuant to the provisions of article 38 of this chapter to allow up to fifty percent (50%) of the parking facilities of a use that is primarily daytime use to be used to satisfy the parking facilities required by this article for an exercise club or private training center considered to be primarily an early morning and/or nighttime use, provided the latter use has different peak hours of operation than the daytime use, and provided further that all of the following criteria are met:

1. The parking facilities are located on site in an existing building; and

2. The parking facilities have a minimum of five hundred (500) parking spaces; and

3. A parking utilization study prepared by a certified traffic engineer establishes, to the satisfaction of the planning commission, that the parking facilities required by this chapter exceed the demand for parking spaces that will be generated by the proposed use and the other uses in the subject building."

**Section 10.** The City Council hereby amends subsection "C" of Section 10-3-1619 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-1619 remaining in effect without amendment:

"C. Conditional Use Permit Findings: The planning commission shall not issue a conditional use permit for a nightclub unless the planning commission makes the following findings in addition to the findings set forth in section 10-3-3800 B. of this chapter:

1. Operation of the nightclub shall not substantially impact upon traffic within its area of the city as defined by the department of planning and community development;

2. Operation of the nightclub will be compatible with uses in the area and will not contribute to a concentration of nightclubs that will adversely affect other uses in the area; and

3. Off site parking, if provided for the nightclub pursuant to section 10-3-2733 of this chapter, shall not create an adverse impact on surrounding uses, parking resources or traffic due to the distance between the parking and the nightclub, the walking route, the affordability of parking or the anticipated propensity of patrons to utilize the off site parking."

**Section 11.** The City Council hereby amends subsection "A.2." of the term "Floor Area" for Nonresidential and Multi-Family Residential Zones located in Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other definitions in the section remaining unchanged:

"2. Elevator and escalator shafts and elevator lobbies located in parking areas or on rooftops. The area of each elevator lobby at each floor not located in parking areas or on rooftops shall not exceed one hundred (100) square feet per elevator cab; provided, however, that any elevator lobby area in excess of one hundred (100) square feet per elevator cab shall be considered in determining the total floor area within a building or structure;"

**Section 12.** The City Council hereby amends subsection "C." of Section 10-3-2408 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2408 remaining in effect without amendment:

"C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards, unless a greater projection is permitted by a Central R-1 permit issued pursuant to article 24.5 of this chapter. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 13.** The City Council hereby amends subsection "B." of Section 10-3-2409 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2409 remaining in effect without amendment:



# Public Notices

"B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 14.** The City Council hereby amends subsection "C." of Section 10-3-2508 of Article 25 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2508 remaining in effect without amendment:

"C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 15.** The City Council hereby amends subsection "B." of Section 10-3-2509 of Article 25 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2509 remaining in effect without amendment:

"B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 16.** The City Council hereby amends subsection "C." of Section 10-3-2609 of Article 26 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2609 remaining in effect without amendment:

"C. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 17.** The City Council hereby amends subsection "B." of Section 10-3-2610 of Article 26 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2610 remaining in effect without amendment:

"B. Roof eaves not exceeding a maximum vertical dimension of twelve inches (12") and projecting not more than eighteen inches (18") into such yards. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 18.** The City Council hereby amends subsection "B." of Section 10-3-2810 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2810 remaining in effect without amendment:

"B. Roof eaves projecting no more than twenty inches (20") into such yard, provided that such eaves have been approved by the architectural commission. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 19.** The City Council hereby amends subsection "B." of Section 10-3-2811 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2811 remaining in effect without amendment:

"B. Roof eaves projecting no more than four feet (4') into such yard, provided that such eaves have been approved by the architectural commission. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 20.** The City Council hereby amends Sec-

tion 10-3-2812 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding subsection "F.", and modifying subsections "D." and "E." to read as follows with all other provisions in Section 10-3-2812 remaining in effect without amendment:

"D. Swimming pools provided no part of such structure exceeds three feet (3') above the adjacent grade;

E. Garage exhaust vent stacks; and

F. Gutters attached to such eaves may project up to an additional six inches (6") into such yards beyond the projection of the roof eave. In addition, downspouts and other drainage devices not projecting more than six inches (6") into such yards;"

**Section 21.** The City Council hereby amends subsection "A.4." of the term "Floor Area" for Nonresidential and Multi-Family Residential Zones located in Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other definitions in the section remaining unchanged:

"4. Parking spaces below the first floor and access thereto, including void spaces in parking areas below the first floor used exclusively for storage related to operation of the building, including for use by tenants of the building, however, such storage areas that are available for separate rental or use by a third party that is not an occupant of the building shall be included in determining the total floor area within a building or structure. Such void spaces may be enclosed, and shall be exempted for the first two thousand (2,000) square feet on each parking floor or the first five percent (5%) of the floor area of the entire building, whichever is less. After the lesser of either the first two thousand (2,000) square feet on each parking floor or the first five percent (5%) of the floor area of the entire building is exempted, any remaining storage floor area shall be considered in determining the total floor area within a building or structure;"

**Section 22.** The City Council hereby amends Section 10-3-4407 of Article 44 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-4407 remaining in effect without amendment:

"10-3-4407: MEETINGS:

The design review commission shall meet at intervals at least once each month on regularly scheduled dates. Additional meetings shall be arranged in order to process applications within the time required by this code. Special meetings shall be called in accordance with the provisions of section 54956 of the Government Code of the state."

**Section 23.** The City Council hereby amends subsection "E." including paragraph E. 1. of Section 10-3-2811 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by striking an outdated reference to read as follows with all other provisions in Section 10-3-2811 remaining in effect without amendment:

"E. Basement garages provided no part of such structure is higher than two feet (2') below the finished level of the adjacent sidewalk and at least two feet (2') of soil depth is provided above the garage for planting purposes;

**Section 24.** The City Council hereby amends subsection "E." of Section 10-3-2850 of Article 28.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by deletion of this subsection, and modifying subsections "F.", "G.", "H.", "I.", and "J." to read as follows with all other provisions in Section 10-3-2850 remaining in effect without amendment:

E. Section 10-3-2813 regarding front yard paving;

F. Section 10-3-2819 to permit residential units above existing garages or carports;

G. Subsection 10-3-1238A regarding setback encroachments;

H. Subsection 10-3-2806E3b regarding the percentage of front facade of the first two (2) stories of a large scale multiple residential development that is required to be built to the front setback line; and

I. Section 10-3-2804 regarding extension of legally nonconforming height."

**Section 25.** Severability. If any section, subsection,

subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 26.** Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 27.** Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: December 10, 2019  
Effective: January 10, 2020

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

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

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

In the Matter of the petition of: ZAINA SANAH SHARANI  
To all interested person(s): Petitioner: Zaina Sanah Sharani  
Presently over 18 years of age, current residence: 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 interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

NOTICE OF HEARING:  
Date: 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 proposed name in all personal/business affairs.  
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed:  
Zaina Sanah Sharani  
Judge of the Superior Court: Deirdre Hill  
Clerk: Sherri R. Carter  
Deputy: T. Rhodes  
Dated: November 8, 2019 Published: , 11/29/19, 12/06/19, 12/13/19, 12/20/19  
BHC-R22287,

BEVERLY HILLS COURIER  
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beverly hills, ca 90210  
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# Public Notices

## ORDINANCE NO. 19-O-2796

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REQUIREMENTS AND PARKING STANDARDS, AND DECLARING THE URGENCY THEREOF

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

**Section 1.** On November 19, 2019, the City Council discussed ongoing concerns about the effects of existing regulations on the viability of restaurant uses in the commercial districts of the City of Beverly Hills. At this study session, public testimony indicated that the parking requirements for restaurants with bar and dining areas larger than 1,000 square feet, and the in lieu parking eligibility criteria and rates, have acted as barriers to entry for restaurants seeking to locate within the City. In addition, public testimony addressed potential solutions to alleviate the economic burdens associated with the existing regulations affecting restaurant uses. The City Council discussed the identified issues and potential solutions, and concluded that changes to the existing regulations are urgent to preserve the public peace, health, and/or safety of the City. In light of the issues discussed, the intent of the City Council in adopting this urgency Ordinance is to immediately amend the parking regulations and in lieu parking requirements applicable to restaurant uses in the City of Beverly Hills to encourage economic vitality and sustainability, and to remain competitive within the business community, and thereby protect the public peace, health, safety, and welfare.

**Section 2.** This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the Amendments represent minor alterations in land use limitations and do not result in any changes in land use or density. Further, the areas of the City in which restaurants are allowed have average slopes of not more than 20 percent.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. Additionally, General Plan Policy LU 11.4 "Parking in Pedestrian-Oriented Districts" calls for minimizing driveways in pedestrian oriented commercial districts to avoid interruptions in the continuity of the pedestrian shopping experience. In line with this policy, the Amendments will reduce the parking requirements for restaurants and ease some of the existing limitations for participation in the City's in lieu parking program, which will reduce the need for businesses to construct additional parking facilities, in turn reducing the number of new curb cuts in the future. General Plan Goals LU 10 "Economically Vital Districts" and LU 15 "Economic Sustainability" discuss the importance of retaining existing and attracting new businesses that contribute to the economic activity and sustainability of the City. The Amendments to reduce upfront costs and prohibitive requirements for restaurants will help encourage new business opportunities in the City's commercial districts, creating greater economic synergy with other local businesses and services. General Plan Goal ES 1 "Sustainable Economic Base" recognizes the nexus between a healthy business community and the residential quality of life, which includes high levels of service for residents. Under this goal, Policy ES 1.3 "Tax Base" calls for the identification of opportunities to expand the City's tax base, and Policy ES 1.4 "Retain Existing Industries" and ES 1.5 "Attract New Businesses and Industries" strives to ensure economic sustainability by retaining existing business and attracting new ones to the commercial areas of the City. Consistent with this goal and related policies, the Amendments strive to maintain commercial revenue bases, and to attract new business within existing industries. General Plan Goal ES 3 "Enhanced Commercial Corridors" strives to stimulate business opportunities in commercial areas located outside of the Business Triangle area of the City. In alignment with this goal, the Amendments include changes to parking requirements for eating and bar facilities located outside of the Business Triangle area of the City, which will remove barriers to entry for new restaurants in these areas. General Plan Policy CIR 4.4 "Parking Standards" calls for the evaluation of parking requirements as a greater diversity of transportation options become available, and to promote the use of alternative modes of travel. The Amendments are consistent with this policy, as they will reduce the parking requirements for restaurant uses, and are further consistent with the City's "Complete Streets Plan" vision, which seeks to transition from an automobile-dependent community to a multi-modal transportation network. In addition, the demand for park-

ing on-site may be reduced in the future with the construction of the Metro subway stations within the City, which will connect to the wider regional transit network, and with the increased use of "Transportation Network Company" platforms, which provide rideshares as another transportation option. Furthermore, advancements in automobile design and technology, such as the use of autonomous vehicles, may contribute to reduced demand for parking spaces in the near future.

**Section 4.** The City Council hereby amends Section 10-3-3302 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3302: BULK AND SIZE LIMITS:

Except for restaurant uses, which are not subject to property bulk and size limits, in lieu parking may only be approved for properties that comply with the following bulk and size limits:

A. The site areas shall not exceed sixteen thousand (16,000) square feet in size.

B. The floor area ratio to the ground area of any building constructed on the site shall not exceed two to one (2:1).

C. The height of any building on the site area shall not exceed forty five feet (45') in height, measured as set forth in this chapter.

D. No building on the site area that was constructed after June 17, 1976, shall exceed three (3) stories in height."

**Section 5.** The City Council hereby amends Section 10-3-3307 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3307: REVIEW OF IN LIEU PARKING APPLICATIONS:

Persons desiring to participate in the in lieu parking district established by this article shall submit an application for participation to the director of community development. If the director determines that such application meets the requirements set forth in sections 10-3-3302 through 10-3-3306 of this chapter, then the director shall schedule a hearing on that application before the planning commission, unless the application is solely for a restaurant use, in which case the director shall have the authority to approve the request without conducting a hearing. Noticing of any required hearing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines. Furthermore, if the applicant has concurrently filed other applications which require a hearing before the planning commission, then the hearing regarding the application for participation in the district shall be combined with such other hearing. Similarly, notice of the application for participation in the district shall be combined with the notice of any other application that will be reviewed concurrently by the planning commission."

**Section 6.** The City Council hereby amends Section 10-3-3310 of Article 33 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3310: IN LIEU FEE AMOUNT:

If the city approves an application for participation in the in lieu parking districts, then the applicant shall pay the fees set forth in this section.

A. **New Construction And Reconstruction of Non-Restaurant Uses:** For each parking space required due to the addition of floor area or due to reconstruction, the applicant shall pay a twenty five thousand dollar (\$25,000.00) fee if the subject property is located on Rodeo Drive, a twenty thousand dollar (\$20,000.00) fee if the subject property is located on Beverly Drive, and a fifteen thousand dollar (\$15,000.00) fee if the subject property is located elsewhere within the in lieu parking districts. These amounts may be adjusted annually by resolution of the city council.

B. **Restaurants, Food Sales, And Service Commercial Activities:** Notwithstanding the provisions of subsection A of this section, and subject to the restrictions set forth in this subsection, the applicant shall pay a reduced fee of six thousand seventy dollars (\$6,070.00) for each parking space required by: 1) the expansion of a convenience sales and service commercial business which has been lawfully operated at the subject site for more than two (2) years, 2) the expansion of a food sales use, or 3) the establishment of a restaurant use. The fee of six thousand seventy dollars (\$6,070.00) represents thirty five percent (35%) of the estimated 1993 cost to construct a parking

space, exclusive of land value.

This amount may be adjusted annually by resolution of the city council. The reduced fee set forth in this subsection shall be applied to no more than one expansion of a food sales use or convenience sales and service commercial business during the lifetime of a building unless such expansion involves the purchase of less than fifteen (15) in lieu parking spaces. If the expansion involves the purchase of less than fifteen (15) in lieu parking spaces then the reduced fees set forth in this subsection may be applied to the purchase of up to fifteen (15) in lieu spaces during the life of the building.

C. **Small Theaters:** Notwithstanding the provisions of subsection A of this section, for each parking space required as a result of the establishment of a theater within an existing building, the applicant shall pay a fee equal to fifty percent (50%) of the fee required under subsection A of this section provided that the building contains at least one parking space per three hundred fifty (350) square feet of floor area, the theater does not exceed twenty five percent (25%) of the existing floor area of the building and the planning commission, after notice and a hearing as set forth in section 10-3-3307 of this chapter, finds that such theater would complement existing retail uses in the in lieu parking districts by enhancing the pedestrian or retail attraction of the in lieu parking districts."

**Section 7.** The City Council hereby amends subsection B and adds subsection G to Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Section 10-3-2730 remaining in effect without amendment:

"B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section
9. Eating and bar facilities not governed by subsections B5 through B8 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B10 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 200 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area



# Public Notices

15. Private training centers	1 space per 200 square feet of floor area. Provided, however, that if a private training center of more than 2,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 200 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restriping provided an on site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of planning and community development may, pursuant to the provisions of <u>article 36 of this chapter</u> , permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following:  (1) The size or configuration of the building or portion thereof housing the proposed medical laboratory;  (2) The number and size of the loading areas on the site;  (3) The nature and number of deliveries for the proposed medical laboratory;  (4) The proximity of the proposed medical laboratory to schools and parks;  (5) The proximity of the proposed medical laboratory to neighboring residential areas;  (6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory;  (7) The hours of the operation for the proposed medical laboratory
b. General Prohibition:	Notwithstanding any of the provisions of this subsection B16, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area

G. Notwithstanding any other provisions regarding parking location and assignment of spaces set forth in this chapter, if an eating and bar facility requires more parking spaces than are provided on-site, the additional parking requirement may be satisfied through the use of off-site parking within seven hundred fifty feet (750') of the use site, provided that at a minimum the required parking spaces are secured through a lease that makes such parking spaces available from six o'clock (6:00 ) P.M. to ten o'clock (10:00) P.M. on weekdays and during operating hours of the eating and bar facility on the weekends."

**Section 8. Nonseverability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the entire Ordinance is void and of no further effect and the in lieu parking requirements in effect immediately before the effectiveness of this ordinance shall again become operative.

**Section 9.** The City Council finds and declares that it is adopting this Ordinance in order to more fully protect and

preserve the public peace, health, and safety, with respect to the vitality of the City's commercial and shopping districts and long-term economic welfare. Through reduction of parking requirements, reduction in lieu parking fees, and removal of certain eligibility criteria for participation in the in lieu parking program for restaurants, the Ordinance will help maintain the character of the business community, as reflected in the quality and diversity of its restaurant uses.

**Section 10.** The City Council finds that, as a result of recent shifts in the retail sector towards online sales and the changing nature of commercial uses, reductions in parking requirements and in lieu parking fees for restaurants are necessary to preserve the public peace, health, and safety. Unless this Ordinance is effective and its regulations are immediately put in place, the public peace, health, and safety will be at risk from its vacant storefronts and associated blight. Therefore the immediate preservation of the public peace, health, and safety, requires that this Ordinance be enacted as an urgency ordinance pursuant to Government Code Section 36937(b), and its urgency is hereby declared. Further, on a separate and independent basis, this Ordinance, being an Interim Ordinance adopted pursuant to Government Code Section 65858 as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall continue in effect for a period of not longer than forty-five (45) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may extend the effectiveness of this Interim Ordinance as provided in Government Code Section 65858.

**Section 11. Publication and Certification.** The City Clerk shall certify the adoption of this Ordinance and cause it to be published in the manner required by law.

Adopted: December 10, 2019  
Effective: December 10, 2019

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

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

## ORDINANCE NO. 19-O-2794

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING CHAPTER 6 (SHARED MOBILITY DEVICES) OF TITLE 7 (TRAFFIC, PARKING, AND PUBLIC TRANSPORTATION) OF THE BEVERLY HILLS MUNICIPAL CODE TO READOPT THE PROHIBITION ON SHARED MOBILITY DEVICES BEING PLACED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OPERATED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OR OFFERED FOR USE ANYWHERE IN THE CITY

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

**Section 1.** On July 24, 2018, the City Council enacted an urgency ordinance prohibiting for six months shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City. On December 18, 2018, the City Council enacted an ordinance extending the prohibition for an additional twelve months. It was necessary to extend the prohibition in order to address the serious safety hazards posed by the proliferation of unregulated shared mobility devices being illegally operated on the sidewalk and abandoned haphazardly on public and private property. The twelve-month

sunset provision was included to allow the City to explore the feasibility of an alternative regulatory scheme or pilot project involving shared mobility devices. The City remains open to this possibility. However, there has been no change in the shared mobility device landscape that would suggest that the problems the initial ordinance addressed would not resurface if the prohibition were to expire in January 2020, and there is no pilot project yet in place. The City therefore intends to extend the prohibition for an additional twelve months.

**Section 2.** This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The adoption and implementation of the Ordinance would extend by 12 months the current prohibition on shared mobility devices being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City. The Ordinance is exempt from the requirements of CEQA because it does not qualify as a project under CEQA and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that continuing its current policy of prohibiting shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City will have a significant effect on the environment. The Ordinance is additionally exempt from CEQA pursuant to CEQA Guidelines Section 15301(c), as it involves no expansion of the use of existing facilities, a category that includes streets and sidewalks.

**Section 3.** The City Council of the City of Beverly Hills hereby readopts the prohibition on shared mobility devices found in Chapter 6 (Shared Mobility Devices) of Title 7 (Traffic, Parking, and Public Transportation) and amends Section 7-6-5 to read as follows:

### 7-6-5 Sunset Provision.

This chapter shall remain in effect until January 10, 2021, at which time it shall become ineffective unless the City Council acts to extend it.

**Section 4. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 5. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

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

**Section 7. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: December 10, 2019  
Effective: January 10, 2020

JOHN A. MIRISCH  
Mayor of the City of Beverly Hills

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

SUSAN HEALY KEENE, AICP  
Director of Community Development

VOTE:  
AYES: Councilmembers Wunderlich, Gold, Bosse and Vice Mayor Friedman  
NOES: Mayor Mirisch  
CARRIED



# Public Notices

## Public Notice of Unclaimed Funds Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City's possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City's possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on February 12, 2020 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below.

Any claim for these unclaimed funds must be received by the City no later than 5:30 pm on February 11, 2020. Claims should be filed with the City of Beverly Hills, Accounting Division, ATTN: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be obtained from the Accounting Division or on the City's website at: <http://www.beverlyhills.org/unclaimed-funds>. Proof of identity will be required.

A Guzman 20.00, ASA Services 43.50, Adriana Botta 34.63, Adrienne Robbins 30.00, Ahrens Fox Co 310.00, Alex Fotopoulos 23.00, Alfred J Plechner DVM Inc 20.00, Ambassador Lester Korn 270.97, American Bankers Association 42.90, American Polygraph Association 25.00, Amnesty USA Inc 20.00, Andy Serafica 19.53, Anh-Minh V Pham 152.20, Ann Kaplin Trust 269.50, Anne M Osokie 52.81, Anthony Michael Padinha/Kane Citizen 23.00, ASCAP 53.86, Axiom Productions 344.23, Ayala Rubinstein 75.00, Azria Max 194.37, Aztec Litho 250.28, Barbara Staric 17.95, Barbara Brokaw 56.18, Barbara Garakian 54.00, Ben/Katherin Perry 208.07, Bernard Solomon 35.00, Bett Brezner 34.00, Beverly Hospital 50.00, Beverly Hospital 75.00, Bill Blankenship 51.00, Bill Ramsey 16.00, Bill Ramsey 18.00, Bill Roberti 30.55, Bitá Saadian 220.00, Board of Regis. Construction Insp 120.00, Bobbie Geller 358.87, Bobbie Kumetz 105.00, Body

Art Inc. 351.56, Boris Zinshteyn 125.00, Brent Reese 40.00, Brigitte Herschensohn 20.50, Calif Preservation Foundation 25.00, Califon Productions 130.70, Carnegie Deli of Beverly Hills 20.83, Carolyn F Bostick 20.50, Century City Rotary Club 91.20, Charles N Foreman 100.00, Cindy Levitt 44.00, Clark Norburn 20.00, Clean America Recycling 152.50, Clears Southern Chapter 25.00, Clerk of Bankruptcy Court 60.00, Colleen Baker 30.00, Cynthia Lee Keller 300.00, Cynthia Wall 33.00, Dale E Brooks C/O St Johns 40.00, Dave Lombardi 112.00, David Bloom 21.18, David Bow 120.72, David N Triche 71.03, David Oved 23.00, David Shoseyov 26.25, Debora Schneller 20.00, Denise M Berry 20.25, Dept Of General Services 290.90, Dept Of Savings & Loan 36.00, Derrick Smith 29.45, Descanso Gardens 21.25, Diane Karpman 16.00, Dlip Rodrigo 18.82, Donna Lanter 30.00, Donna Levy 50.00, Donnal Poppe 176.55, Doubleday Books 162.00, DSJ Investments 31.25, Dunia Rezvanipour 15.95, Dutra Communications 81.19, Dyansen Gallery 65.00, Edward Mcdonald 247.83, Eliza Esfahani 60.00, Elizabeth Ann Maciel 20.00, Elizabeth Keck 140.10, Ella Moussa/Fezandi 20.00, Emily Ormand 22.99, Essex Mgmt Co 164.85, Ethelda Singer 39.81, Ettie Kaufman 16.00, Eva Whitacare 21.00, Evening Outlook 24.00, Family Life Council of Bahais 33.00, Fernando Gelbard M/M 30.50, Ferrone Photography 177.01, Flor Afshani 24.43, Frances Dabbs 17.47, Frances Dabbs 64.65, Frank L Robinson 35.00, Fred Azari 101.87, Fred Berne-Gersh Agency 35.00, Fred Berne-Gersh Agency 150.00, Frederic Abergel 28.50, French Broadcasting System 15.28, Friendly Press 78.06, Garfield Construction 21.60, Gene Scott Evangelistic Assoc 216.62, George Devor 40.40, George E Cohen 103.97, Getahun Wagye 83.04, Gibson Construction Co 184.82, Gigi Orlando 105.00, Gil Harari 90.06, Gilanian Council 418.50, Gilbert, Kelly, Crowley & Jennet 81.00, Glass/LA 123.33, Glen Moore 37.00, Gordon Duff Inc 440.72, Grace Mendoza 20.00, Griffith Observatory 178.75, Gumps 27.62, Gupta Technologies

Inc 216.50, Harry Floyd 50.00, Heather E Macdonald 18.69, Helen Sarraf 81.00, Henry Saucedo Jr 36.96, Herb Sandoval 75.00, Herbert A Kaplan MD 104.41, Hindy Tolwin 19.90, Howard Goldstein 24.00, Hubert Construction 60.00, Industrial Mgmt Corp 115.71, Inga Rustamova 65.94, Inga Rustamova 81.42, Ingrid Andenberg 25.00, Irving Grossberg 20.00, J & B Enterprises 21.39, J F Electronics Inc 59.17, Jakica Bacic 23.00, Jean Macdonald 20.53, Jeanetta Marias 20.00, Jeff Jochum 28.80, Jeffrey D Sure 130.54, Jems 153.79, Jim Frank Photography 25.56, Jimmy Olson 20.00, Jimmy Reardon Prod/Golden Eye 40.00, Joan Socola 152.85, Joan Spiegel 117.19, Joe Cortez 30.00, John Barnao 88.00, John C Rogers 16.00, John Kimble 53.00, Jolene Yee 21.68, Jon Monkash 86.00, Jonah Kuttner 22.50, Joseph H Tiu 46.74, Joyce Geronca 20.00, Julie Branca 24.95, June C Horton 39.45, Karen E Fisher 41.14, Kathryn Gericke/Cary Aganian 38.00, Katrin Newman 48.50, Keith Smith 33.11, Keith Smith 44.15, Kerr Construction 100.00, Khalil Y Hamdan 168.68, King Kraft 70.61, LA Cellular Co 68.22, LA Cellular Telephone Co 119.08, LA Cellular Telephone Co 75.97, LA Cellular Telephone Co 205.45, LA Judicial Dist #113 161.00, L. Sarokin 17.95, Lance Davies 20.00, Lee Chavez 26.51, Lens Art 75.84, Leonard Lavin 116.18, Lidia Chen 20.00, Logos Associates 30.64, Lorelee N Wiseman 20.00, Lucerne Hardware Co 20.00, Lucie Hanzlik 270.94, MMASC Membership 40.00, Mani Neshat 222.00, Marc Rose 63.30, Marcia Savarese 28.56, Marescta Domingos 30.99, Margaret A Travis 32.80, Margaret Biggier 80.81, Margaret Morris 35.00, Margot Grant 150.00, Marina Kurlat 20.00, Mark Friesman 340.00, Mark Jones 37.50, Mark or Florinia Gillanders 65.00, Markel Concrete 76.73, Marshall Flaum 20.00, Marvin Hime & Co 120.00, Mary Ann Moss 84.00, Mary R Cummings 60.00, Matthew Eisenberg 97.52, McCcoy & Associates Inc 85.00, Melanie Fine 17.60, Memoire Inc. 76.00, Memory Makers 71.50, Mendoz R/Grinnel Corp 15.60, Mft LSQ Inc/

Sigrd Ann Davinson 23.00, Michael A Felchman 30.00, Michael Mcmenna 73.10, Michael Oconnor 115.31, Michael T Newman 23.25, Michelle Elking 50.00, Micom Systems Inc 25.00, Miguel Angel Corzo 39.00, Mike Flint 35.00, Miss Beverly Hills Pageant 240.00, Mitchell Campbell 32.00, Mor Parts Etc Inc 40.64, Mrs Boston 118.00, Mrs Chiaramonte 35.00, Nader Lahijani 120.00, Neil Shusterman 30.00, Nobility Antiques 16.88, North Oakhurst Partners 116.74, One Down Four Up Productions 130.23, One Heart Productions 133.41, Orion TV Production 26.93, PL Construction 192.95, Paramount Pictures Corp 183.91, Pat Price 27.00, Patricia Galdamez 36.00, Paul Guez 139.45, Pendulum Productions 21.99, Penny White 85.00, Philip Kanter 144.85, Platinum Financial Inc 155.93, Production Place 20.21, Prudential - California Realty 243.29, Quality Shoe Service 19.00, Ramin Simantob 21.90, Randy Newman 30.00, Rebecca A. Hollis 38.00, Reeves Associates Limited 145.00, Reginald Leblanc 115.16, Renee Leblanc 20.50, Rezi Kashfi 354.07, Rich Welter 35.00, Richard Schulman 20.94, Rick Martin 28.80, Rita Gilbert 38.00, Robert Kachinaki 30.00, Robert Kearsley 15.63, Robert Peterson 23.00, Rochelle Feldman 16.90, Roger Kumble 28.04, Rogers & Cowan 50.00, Rolanda Degeorge 54.00, Rose Venick 25.50, Royal Valet Parking Service 34.09, SCRUG 150.00, SCTPG 36.00, Saad Soliman Md 60.00, Safer 75.00, Sage Novick 15.35, Sally Maisel 33.00, Sam Yadegar 90.00, Same Day Bonded Messengers Inc 19.50, Samella Lewis MD 60.00, Samuel Yu 90.00, Sandra L. Borders 126.95, Sandra Raffi 44.00, Scott Drosdick 91.25, Scott Levin 185.76, Shawn Davis 20.00, Sierra Designs 45.00, Smith Barney Harris Upham & Co 151.20, So-Cal FPO 35.00, Soheila Jonoubi 32.00, Soná Boyd 15.24, Standard Brands Paint 24.64, Sterling Proffer 94.50, Steve Factor 35.00, Steven Shapiro 100.00, Structural Engineers 33.33, Stuart Geller 30.00, Superintendent of Documents 16.00, Susan Diane 31.00, Susan Rosenberg

38.00, Susana Sanchez Seabrook 18.00, Syrolen Music 53.64, Teckim Limited 132.71, Ten Speed Press/Celestial Arts 20.58, Tertius Johann Snyman 23.00, Teymour Amiry 20.00, The Center 25.00, The Trademark Register 123.78, Thom Rorella 52.00, Thomas Malone 66.00, Tina Cassaday 200.00, Tina Tamura 181.80, Tishman Construction 27.04, Tishman Construction Co 61.01, Toby A Bresson 25.95, Tracy Roeder 69.00, Tracy Terstriep 78.84, Tracy Terstriep 156.68, Tyler Meade 15.15, Valerie Myers-Wright 163.00, Vendra L Miller 30.10, Vera Tompkins 20.20, Vera Tompkins 30.00, Victor Moller 20.00, Virginia Fong 170.01, Vistar Property Mgmt Inc 210.00, Wayne Mccocker 30.00, Western Fire Chiefs Annual Conf 26.50, Western Fire Chiefs Conference 60.00, Weston Construction 233.54, Wight Art Gallery / UCLA 56.88, William Hulkower 108.60, Yael Kimhi 15.50, Yolanda Ricon 19.32, Yolanda Ricon 19.31, Zarin Sinai 29.35.

**FICTITIOUS BUSINESS NAME STATEMENT 2019324358**  
The following is/are doing business as:  
**WALL ARTING**  
1016 Hauser Blvd., Los Angeles, CA 90019; **Karen Bowman** 1016 Hauser Blvd., Los Angeles, CA 90019; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Karen Bowman, Owner:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324360**  
The following is/are doing business as:  
**1) MARK FIENBERG INC. 2) MAF INC.**  
2861 Anchor Ave., Los Angeles, CA 90064; **Mark Fienberg & Associates, A Professional Corporation** 2861 Anchor Ave., Los Angeles, CA 90064; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed November 2019: **Mark Fienberg, President:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324362**  
The following is/are doing business as:  
**HARRY HARRIS SHOES**

409 N. Canon Dr., Beverly Hills, CA 90210; **RAHT Corporation** 409 N. Canon Dr., Beverly Hills, CA 90210; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed January 2015: **Andy Harris, President:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324396**  
The following is/are doing business as:  
**LE BRA BEVERLY HILLS**  
818 N. Doheny Dr. #701, West Hollywood, CA 90069; **Jason Amirmajdi** 818 N. Doheny Dr. #701, West Hollywood, CA 90069; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Jason Amirmajdi, Owner:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324398**  
The following is/are doing business as:  
**1) DAN 2) DAN MODERN CHINESE**  
12775 W. Millennium Dr. Suite #110 Playa Vista, CA 90064; 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; **DAN Playa Vista, LLC** 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed December 2019: **James Kim, Managing Member:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324400**  
The following is/are doing business as:  
**1) DAN 2) DAN MODERN CHINESE 3) LKEK INVESTMENTS, LLC**  
146 S. Lake Ave. Suite #105, Pasadena, CA 91101; 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; **DAN Pasadena, LLC** 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed November 2018: **James Kim, Managing Member:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2019324402**  
The following is/are doing business as:  
**1) DAN 2) DAN MODERN CHINESE**  
2049 Sawtelle Blvd., Los Angeles, CA 90025; 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; **DAN**

**Sawtelle, LLC** 140 S. Lake Ave. Suite #225, Pasadena, CA 91101; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed December 2019: **James Kim, Managing Member:** Statement is filed with the County of Los Angeles: December 18, 2019; Published: December 20, 27, 2019, January 03, 10, 2020 **LACC N/C**

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

In the Matter of the petition of: **ZAINA SANAH SHARANI**  
To all interested person(s):  
Petitioner:  
Zaina Sanah Sharani  
Presently over 18 years of age, current residence: 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 interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.  
**NOTICE OF HEARING:**  
Date: 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 proposed name in all personal/business affairs.  
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.  
Signed:  
Zaina Sanah Sharani  
Judge of the Superior Court: Deirdre Hill  
Clerk: Sherri R. Carter  
Deputy: T. Rhodes  
Dated: November 8, 2019  
Published: 11/29/19, 12/06/19, 12/13/19, 12/20/19  
BHC-R22287,

**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).**



# Classifieds

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Sunday, January 12th, 2020 - From 9:00 am - 11:30 am



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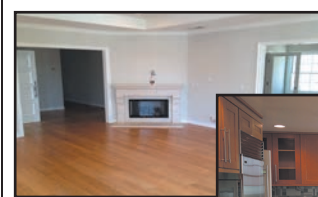
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## BEVERLY HILLS 218 S. Tower Dr.

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elevator, controlled  
access, laundry  
facilities. No pets.  
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air, pool, elevator,  
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com entry, on-site  
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Very Spacious, A/C,  
balcony, intercom entry,  
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laundry facility,  
balcony, parking.

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# Classifieds

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Barrington Av. • 1 Bdrm.+1 Bath • Fireplace, balcony, wet bar, dishwasher, laundry facility, elevator, parking. <b>Close to shops+dining.</b> 310/826-0541</p> <p>• <b>BRENTWOOD</b> • North of Montana St. 11692 Chenault Dr. • 1 Bd.+1 Ba. • <b>Large Unit</b> Wood+carpet floors, spacious kitchen, dishwasher, fridge, stove, balcony, walk-in closet, gated entry, pool, on-site laundry, elevator. <b>No pets.</b> 310/208-0111 <b>Close to Whole Foods, Brentwood Park, Tennis Courts.</b></p> <p><b>GRAND OPENING Brand New 2018 Construction = BRENTWOOD = The Sanremo</b> 417 S. 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CLOSE</b></p> <p><b>BRENTWOOD</b> 11618 Kiowa Ave. <b>Newly Updated</b> • <b>Single</b> A/C, internet access, pool, controlled access, on-sight laundry. <b>No pets.</b> <b>Close to Whole Foods, Transportation and Restaurants.</b> 310/826-4889</p> <p><b>BRENTWOOD The Carlton</b> 11666 Goshen Ave. (o)(o)(o)(o)(o) <b>Very Spacious</b> 1 Bd.+Den+1.5 Ba. Single + 1 Bath (o)(o)(o)(o)(o) <b>WiFi,</b> central air/heat, fireplace, walk-in closet, balcony, controlled access, pool, elevator, parking, laundry facility. 310/312-9871 <b>Shopping &amp; Dining in Brentwood Village</b></p> <p><b>BRENTWOOD</b> 11640 Kiowa Ave. <b>Newly Updated</b> 1 Bdrm. + 1 Bath 2 Bdrm. + 2 Bath Balcony, dishwasher, a/c, <b>heated pool,</b> WiFi, elevator controlled access, on-site laundry, prkg. <b>Close to Brentwood Village, Shops &amp; Restaurants.</b> • 310/826-4889 •</p> <p><b>WEST L.A.</b> 1236 Amhearth Ave. • <b>Spacious Units</b> • 1 Bdrm.+1 Bath 2 Bdrm.+2 Bath Dishwasher, a/c, controlled access, on-site parking &amp; laundry facility. 310/820-8584</p>	<p>440 UNFURNISHED APTS/CONDOS</p> <p><b>WEST L.A.</b> 1628 Westgate Ave. ~ 1 Bd.+1 Ba. ~ <b>Bright &amp; Airy.</b> Dishwasher, Intercom entry, on-sight parking, on-sight laundry facility. <b>Close to transportation.</b> 310/820-7828</p> <p>~ <b>WEST</b> ~ <b>LÓS ANGELES</b> 12424 TeXaS Ave. • 1 Bd.+1 Ba. • <b>SPACIOUS UNIT.</b> On-site laundry, covered parking, controlled access. 310/442-8265</p> <p><b>WEST L.A.</b> 1415 Brockton Ave. • <b>2 Bdrm.+2 Bath</b> Patio, stove, dishwasher, on-sight laundry, parking. <b>CLOSE TO SHOPS &amp; RESTAURANTS.</b> 310/479-0700</p> <p><b>WESTWOOD</b> 10905 Ohio Ave. • 1 Bd.+1 Ba. • • 2 Bd.+2 Ba. • <b>Wifi,</b> Bright, controlled access, balcony, pool, e levator, laundry facility, prkg. <b>Close To U.C.L.A.</b> 310/477-6856</p> <p>• <b>WESTWOOD</b> • 550 Veteran Ave. • <b>Single+1 Bath</b> • <b>2 Bd.+2 Ba.</b> Very spacious, granite counters, microwave, intercom entry, on-sight laundry, parking &amp; WiFi. <b>Very close to UCLA &amp; Westwood Village.</b> 310/208-5166</p> <p><b>WESTWOOD</b> 1409 Midvale Ave. <b>Single</b> WiFi, a/c, intercom entry, laundry facility, elevator, parking, pool. <b>CLOSE TO U.C.L.A., SHOPPING &amp; 1 BLK. TO WESTWOOD PARK.</b> 310/478-8616</p>	<p>440 UNFURNISHED APTS/CONDOS</p> <p>• <b>WESTWOOD</b> • <b>The Clarige</b> 670 Kelton Ave. <b>Brand New Building</b> • <b>3 Bd.+3 Ba.</b> <b>Everything Brand New</b> Hardwood floors, appliances, washer/dryer in each unit, central air. Pool, jacuzzi spa, fitness center, rooftop garden patio+ fire pits, courtyard, controlled access, prkg. 310/209-0006 <b>Steps to UCLA &amp; Westwood Village.</b></p> <p>• <b>WESTWOOD</b> • 10933 Rochester Ave. <b>Jr. Executive</b> ~ ~ ~ ~ ~ Spacious a/c, fireplace, pool, controlled access, laundry fac., prkg. • <b>Free WiFi Access</b> • 310/473-5061 <b>Close To U.C.L.A.</b></p> <p><b>SANTA MONICA</b> • <b>Spacious</b> • • <b>3 Bdrm.+2 Bath</b> Dishwasher, on-site laundry, parking. <b>CLOSE TO FREEWAY &amp; TRANSPORTATION.</b> 310/449-1100 <b>2600 Virginia Ave.</b> <b>CLOSE TO SANTA MONICA COLLEGE.</b></p> <p><b>L.A.'s FINEST, MOST LUXURIOUS APT. RENTAL</b> * * * * * <b>"The Mission" Westwood</b> • 1 Bd.+1 Ba. • 2 Bd.+2 Ba. 6-Month Lease Avail. * * * * * <b>Every Extra Luxury</b> custom cabinets, granite countertops, stone entry, pool, health club, spa. • <b>Free WiFi Access</b> • • <b>Close to UCLA</b> • 1350 S. MIDVALE AVE. L.A., 90024 Contact Mgr.: • 310/864-0319 •</p>	<p>440 UNFURNISHED APTS/CONDOS</p> <p><b>SANTA MONICA</b> 427 Montana Ave. • <b>SINGLE</b> • Controlled access, garage, laundry facility. <b>Close to Beach.</b> 310/394-7132</p> <p><b>WILSHIRE CORRIDOR</b> 10530-10540 Wilshire Bl. • 2 Bd.+1 Ba. • • 1 Bd.+1 Ba. • • <b>Luxury Living</b> • with valet, lush garden surrounding pool, gym, elevator, etc. Hardwood flrs., granite counters, dishwasher, central air, balcony, laundry facility. • <b>Free WiFi</b> • Call: 310/470-4474</p> <p><b>**CENTURY CITY**</b> 2220 S. 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Sycamore Av. • <b>Single</b> • • <b>Bachelor</b> Controlled access, laundry facility. <b>Utilities Included.</b> 323/851-3790 <b>Close to Everything.</b></p> <p><b>LOS ANGELES</b> 401 S. HOOVER ST. • 1 Bd. + 1 Ba. • Control access, pool, dishwasher, elevator, on-site laundry and parking. 213/385-4751</p> <p><b>LAFAYETTE PARK</b> 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 fireplace, laundry facilities. 213/382-1021 <b>Easy freeway access</b></p> <p>• <b>KOREATOWN</b> • 423 S. Hoover St. • <b>2 Bd.+2 Ba.</b> • Balcony, air conditioning controlled access bldg., covered parking, laundry facility. 213/385-4751 <b>Close to transportation, downtown &amp; great restaurants.</b></p> <p><b>KOREATOWN</b> 269 S. Lafayette Park Pl. • <b>STUDIO</b> • 1 Bd.+1 Ba. • 2 Bd.+2 Ba. Hardwood/carpet/tile flrs., a/c, balcony, ceiling fans. <b>Marble &amp; granite counters, new stainless steel appliances, dishwasher, fridge, microwave.</b> Controlled access, laundry facility, gated parking. Club house, enclosed pool, jacuzzi, gym, wifi. <b>Pets OK.</b> 213/302-2674 <b>Close to Downtown, transit &amp; great dining</b></p>	<p>440 UNFURNISHED APTS/CONDOS</p> <p>~ <b>KOREATOWN</b> ~ 148 N. St. Andrews Pl. 2 Bdrm.+2 Bath ~<b>Newly Remodeled</b>~ Hardwood flrs., a/c unit, controlled access, pool, elevator, gated prkg., on-sight laundry, pool. 323/380-6792 <b>Close to transportation, great restaurants.</b></p> <p>475 ESTATE &amp; GARAGE SALE</p> <p>• <b>LEGACY</b> • <b>ESTATE SALE LOS ANGELES</b> Fine furnishings, Cal Mode, Paul McCobb, antique Asian screen, chandelier, stained glass lamp, artwork, fine china, Baccarat and Waterford, sterling and silverplate, clothes, shoes, bags, furs, jewelry, Christmas, more! <b>Dec 21 (8-4), 22 (9-4)</b> 8337 Carmar Pl. 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# Classifieds

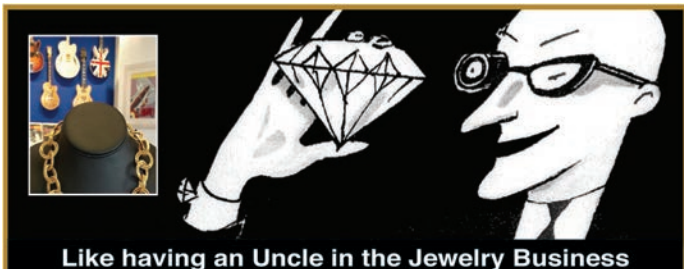
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**SUDOKU**  
12/20/19 ISSUE

		5	1					2
		1				7	8	
3		8		4	7			
			7		6			1
		2				9		
7			5		3			
			6	1		2		9
	2	6				4		
1					2	3		

**SUDOKU ANSWERS**  
12/13/19 ISSUE

7	9	5	2	6	3	8	1	4
8	6	1	7	4	9	2	5	3
4	2	3	1	5	8	6	9	7
5	8	2	9	1	4	7	3	6
6	4	7	8	3	5	1	2	9
1	3	9	6	2	7	5	4	8
9	1	6	4	7	2	3	8	5
3	7	8	5	9	1	4	6	2
2	5	4	3	8	6	9	7	1

**PUZZLE ANSWERS**  
12/13/19 ISSUE

E	M	U	G	O	R	K	I	B	A	B	E	S	N	A	P	T	O					
D	I	P	U	C	O	N	N	A	S	O	N	R	E	P	E	A	L					
I	N	S	P	I	T	E	O	F	R	H	O	D	E	I	S	L	A	N	D			
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S	T	P	E	T	E	R	S	S	Q	U	A	R	E		L	A	U	R	A			
C	A	R	A		T	A	U	T	E	N	D	E	T	A	T							
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T	E	A	R	I	N	T	O		R	I	V	A	L		E	V	E	R				
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H	A	L		L	A	H	O	R	E		E	X	I	T	S	I	G	N	S			
S	O	L	E		A	S	L	A	P		E	G	A	N								
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C	H	I	N	E	S	E	C	H	E	C	K	E	R	S		R	A	T	I	O		
K	E	N	O		F	L	O	E	S		A	T	T	E	S	T	T	O				
T	B	A		S	T	A	I	D		E	A	S	I	E	S	T						
L	O	C	O	T	T	O		A	R	T	Y		E	M	T	S						
I	P	A	D	S		A	R	A	B	I	C	N	U	M	E	R	A	L	S			
K	I	T	E	S		C	P	R		A	H	A	S		O	I	L	E	D			
E	N	G	L	I	S	H	O	R	N		M	E	T	R	O	D	O	M	E			
N	E	U	T	E	R		A	M	E	N		I	B	E	A	M		Y	I	N		
S	S	T	A	R	S		N	A	P	A		C	Y	A	N	S		D	S	T		

*"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](mailto:Editorial@bhcourier.com) for a chance to be showcased this season.

**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
12/20/19

**'LOOKIN' GOOD!'**

BY EMILY CARROLL / EDITED BY WILL SHORTZ

Emily Carroll, of New York City, is a 2016 medical-school graduate who just finished her residency. She is applying for fellowships and expects to get news (fingers crossed!) around the time this crossword is published. The genesis of the puzzle was 41-Across, with its unusual letter pattern. Part of that pattern led her to think of 110-Across, which became the puzzle's "revealer" entry. This is Emily's 10th crossword for The Times and her second Sunday. — W.S.

- ACROSS**
- 1 Unpleasantly surprise
  - 4 Music-licensing org.
  - 9 Big brother?
  - 14 Some Pac-12 athletes
  - 18 Three or four, say
  - 20 Ashton Kutcher's role on "That '70s Show"
  - 21 "Cross my heart"
  - 22 Ingredient in spanakopita
  - 23 Carefree quality
  - 25 Synopsis
  - 26 Saudi king before Abdullah
  - 27 Popular Asian honeymoon destination
  - 29 Ready for publication
  - 31 Comes into view
  - 32 Was given no other option
  - 35 Online publication
  - 36 Funny Foxx
  - 37 Rant
  - 41 Top musical group of the 1990s, per Billboard
  - 43 51 past
  - 44 Patronize, in a way
  - 45 Slow start?
  - 46 Momentarily
  - 50 Supporting, with "up"
  - 52 "I messed up," in slang
  - 54 Comaneci of gymnastics
  - 55 One shouting, "Get off my lawn!"
  - 56 PC port
  - 58 Clothing designer Marc
  - 62 "S.N.L." alum who co-starred in 2016's "Ghostbusters"
  - 64 Classic soft drink
  - 65 Response to a funny meme
  - 66 Stopping point
  - 67 Lead-in to meter
  - 68 Manage
  - 70 Follower of Sam or will.
  - 72 Pince-\_\_\_ glasses
  - 73 Iranian currency with a 75-Across on its bills
  - 75 See 73-Across
  - 77 Game console introduced in 2006
  - 80 It's often included with an R.S.V.P. card
  - 81 Like most Italian singular nouns finishing in -a: Abbr.
  - 82 Scatters about
  - 83 United way?
  - 84 The most recent Pope Benedict
  - 86 Like some "#@&! " language
  - 88 "Actually, I do"
  - 89 Photo \_\_\_
  - 92 "Buddy Holly" band, 1994
  - 94 Braced (oneself)
  - 96 New York social reformer whose name is on a Manhattan housing project
  - 98 Amenable sort
  - 99 Pet lovers' org.
  - 103 Phrase on a candy heart
  - 104 Impertinent sorts
  - 106 Birds or wasps
  - 108 Caviar source
  - 110 Good-looking ... or a phonetic hint to a feature found five times in this puzzle
  - 114 What may follow fire or stone
  - 115 Pulmonologist's expertise
  - 118 Give too much light
  - 119 One way to turn a ship
  - 120 Members of one sororité
  - 121 National currency that, if you drop its second letter and read the result backward, spells another national currency
  - 122 Memo header
  - 123 Knights' titles in "A Game of Thrones"
  - 124 Heart topper, in bridge
  - 125 "Someone Like You" hitmaker, 2011
  - 126 Jokey suffix with most
- DOWN**
- 1 Prattle
  - 2 Triangular construction
  - 3 Was taken aback
  - 4 Unable to move well
  - 5 Submits
  - 6 Former TV psychic Miss \_\_\_
  - 7 The "A" of W.N.B.A.: Abbr.
  - 8 Ask
  - 9 Parts of hearts
  - 10 Wonderful receptacle?
  - 11 Tampa Bay N.F.L.er
  - 12 Rock-\_\_\_ (jukebox brand)
  - 13 Romantic preference
  - 14 Where to see Botticelli's "The Birth of Venus"
  - 15 Three or four, say
  - 16 Colorless gases
  - 17 Turns blue?
  - 19 "Well, that's quite a coincidence ..."
  - 24 Sudden turn
  - 28 Ewe or sow
  - 30 One with superhuman powers
  - 33 Spanish or Portuguese
  - 34 "\_\_\_ Como Va" (Santana hit)
  - 38 Make alterations to
  - 39 State of disbelief
  - 40 Humdinger
  - 42 Lusaka native
  - 43 "Swell!"
  - 44 NNE or SSW
  - 46 Tattoo artists
  - 47 Fictional land of books and film
  - 48 "Impossible Is Nothing" sloganeer
  - 49 Family nickname
  - 51 University officials
  - 53 \_\_\_ canto
  - 55 Part of a short race
  - 57 Draws back
  - 59 Washington's Kellyanne or George
  - 60 Little: Ger.
  - 61 Smith and Nelson
  - 63 Teacher
  - 64 Emphatic denial
  - 69 Arduous
  - 71 Degree for a research scientist
  - 74 Latin law
  - 76 New York Mets epithet
  - 78 Quaint contraction
  - 79 West Coast brew, for short
  - 82 France's Boulogne-\_\_\_-Mer
  - 85 Disney's Herbie, for one
  - 87 Under attack
  - 88 Visitors' announcement
  - 89 "The Song of Hiawatha" tribe
  - 90 Sierra Nevada, e.g.
  - 91 Oar
  - 93 Frozen Wasser
  - 95 Counterpart of dorsal
  - 97 Immature eggs
  - 98 Doofus
  - 99 First part in an instruction manual
  - 100 Hallucinogen sometimes called a "divine messenger"
  - 101 Parts of waves
  - 102 Give the green light
  - 105 No longer in style
  - 107 Reason for a TV-MA rating, perhaps
  - 109 "Say it ain't so!"
  - 111 Jedi guru
  - 112 Poet who wrote, "Jupiter from on high laughs at lovers' perjuries"
  - 113 World's rarest goose
  - 116 A count manager
  - 117 Vardalos of "My Big Fat Greek Wedding"

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



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