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THE WEATHER, BEVERLY HILLS

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| ☀️ Friday | 62° 42° |
| ☀️ Saturday | 60° 42° |
| ☁️ Sunday | 60° 47° |
| ☁️ Monday | 58° 46° |
| ☀️ Tuesday | 63° 44° |
| ☀️ Wednesday | 62° 46° |
| ☀️ Thursday | 65° 47° |

Montage Beverly Hills Acquired by Maybourne Hotel Group

BY ANA FIGUEROA

The London-based luxury hotel company Maybourne Hotel Group has purchased Montage Beverly Hills. The Montage now joins a distinguished portfolio that includes the iconic Claridge's, The Connaught and The Berkeley in the heart of London.

The acquisition – a hot topic in the business press of late – was confirmed in a statement by Maybourne on Dec. 23.

The statement omitted financial details. But, published reports list a purchase price in the range of \$415 million. If accurate, that would make the sale of the 201-room Montage (by Ohana Real Estate Investors) one of the most expensive per room on record.

Formerly the Savoy Group, Maybourne traces its origins back to the late 19th

century. It is widely recognized as one of the global leaders in the historic luxury hotel space. The company is known for carefully renovating and maintaining significant properties, while invigorating them with the flair needed to win over an international clientele. Hallmarks include award-winning restaurants, creative culinary partnerships and newsworthy interior design.

Maybourne has also made headlines of its own over the past two centuries. Most recently, a bitter six-year legal battle culminated in the 2015 sale of a nearly 64 percent interest in the company. The sellers were Britain's billionaire Barclay brothers. The buyer: Constellation Hotels Group, owned by a Qatar sovereign wealth fund. (Montage continues on page 16)



Montage Beverly Hills Lobby



Councilman Julian Gold, Mayor John Mirisch, Councilwoman Lili Bosse and Vice Mayor Lester Friedman at BOLD Holidays Menorah Lighting Celebration Dec. 23. Photo by Vince Buccì

New Legislation That Will Impact Business in Beverly Hills

BY SANDRA SIMS

The New Year is fast approaching and it marks the beginning of a new decade. Along with it comes new updates to California legislation and local policies impacting the Beverly Hills community. Blair Schlecter, Beverly Hills Chamber of Commerce Vice President of Economic Development and Government Affairs stated that California Assembly Bill 5, which determines whether someone is an independent contractor or an employee, is a hot topic for employers in 2020. Beverly Hills Chamber of Commerce President and Chief Executive Officer Todd Johnson expressed concerns that the new legislation will adversely impact businesses not only in Beverly Hills but statewide, "We

are very concerned that AB 5 is going to drive businesses from California. We have already heard from a number of businesses that they are reluctant about expanding to our state because of our burdensome labor laws," said Johnson.

Among the new laws are also two bills that may have significant impact on retailers and residents in Beverly Hills. One is Senate Bill 1249 which impacts the sale of cosmetic products. Assembly Bill 1561 mandates a ban on selling alligator and crocodile skins starting January 2020. There are also new laws that affect rental agreements in Beverly Hills.

(New Legislation continues on page 7)

Looking to 2020 in Beverly Hills

BY LAURA COLEMAN

While magical crystal balls may be a bit hazy as to what the next decade will bring, there are a few developments on the horizon in Beverly Hills which will almost certainly materialize in 2020.

Here's a look:

The City Council Election

Whether the City Council remains exactly the same should Beverly Hills voters decide to elect incumbent Councilmembers Lili Bosse and Julian Gold for a third term, or the mix shifts, 2020 is set to bring forth an abundance of contracts, ordinances and special meetings for various projects that will shape the direction of the City for years to come.

To see what candidates they prefer in the upcoming election on Tuesday, March 3, 2020, residents will have the opportunity to attend two City Council Candidate Forums at City Hall. The first, put on by the Municipal League of Beverly Hills on Monday, Feb. 3, will take place on the same day that the Vote by Mail ballots are set to be mailed out by L.A. County. Just over a week later, on Feb. 11, the Southwest Beverly Hills Homeowners Association will hold its forum.

Both evenings, the time frames for which have yet to be set, will take place in the Council Chamber. The forums are intended to be "impartial," with candidates having the opportunity to respond to questions about important civic issues.

(2020 continues on page 10)

Courier Calendar



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>

THROUGH DEC. 29
LOS ANGELES BALLET’S “THE NUTCRACKER”
Royce Hall, 10745 Dickerson Ct., Westwood
Dolby Theatre
 6801 Hollywood Blvd., Hollywood
 5 p.m. Opening

Los Angeles Ballet’s locally touring production of the “The Nutcracker” sets the classic production in 1912 Los Angeles.
<https://losangelesballet.org>
[thenut-cracker](https://www.thenut-cracker.com)

THROUGH DEC. 29
CENTER THEATRE GROUP PRESENTS “JITNEY”
Mark Taper Forum
 135 N. Grand Avenue, Los Angeles

A masterpiece by two-time Pulitzer winner August Wilson with the production that completed his American Century Cycle on Broadway and received the 2017 Tony Award for Best Revival of a Play, “Jitney” is a richly textured piece set in the early 1970s that follows a group of men trying to eke out a living by driving unlicensed cabs, or jitneys. When the city threatens to board up the business and the boss’ son returns from prison, tempers flare, potent secrets are revealed and the fragile threads binding this makeshift family together threaten to come undone at last. Originally presented by Manhattan Theatre Club, “Jitney” is directed by Tony Award winner Ruben Santiago-Hudson.
<https://www.centertheatregroup.org>

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

Retaining the iconic elements of the original production loved by millions around the world, Matthew Bourne and award-winning designers Lez Brotherston and Paule Constable create an exciting reimagining of this classic.

Bourne’s “Swan Lake” is best known for replacing the female corps-de-ballet with a menacing male ensemble. Collecting over 30 international accolades, including an Olivier Award in the UK and three Tony’s on Broadway, the interpretation of Tchaikovsky’s masterpiece is a contemporary “Swan Lake” for our times.
<https://www.centertheatregroup.org>



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 JAN. 5, 2020
NATURAL HISTORY MUSEUM (EXPOSITION PARK)
Antarctic Dinosaurs
Natural History Museum of Los Angeles County
 900 Exposition Blvd., Los Angeles

Developed in partnership with the Field Museum in Chicago, this exhibit puts visitors in the shoes of Antarctic adventurer-scientists, engaging them in the preparation, peril, and discovery of remote field work. It follows the journey of modern-day paleontologists, NHM’s Dr. Nathan Smith and Dr. Pete Makovicky, Curator of Dinosaurs at the Field Museum, as they mount an expedition to Antarctica’s Mount Kirkpatrick in 2010-2011 and discover a new species of dinosaur—and a better understanding of connections among dinosaur species discovered around the world.
<https://www.NHM.ORG/dinos>



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

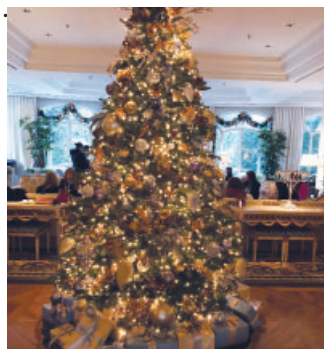
The all-new stage production of “Frozen” features the familiar songs from the original Oscar - winning film, plus an expanded score with a dozen

new numbers. Fans may enter the lottery for \$25 tickets by visiting www.BroadwayInHollywood.com/Lottery. Tickets are available online at www.BroadwayInHollywood.com/Frozen.



DEC. 29
MENORAH LIGHTING AT TWO RODEO
Two Rodeo
 9480 Dayton Way, Beverly Hills
 7 p.m.

Join the Chabad of Beverly Hills and Two Rodeo Drive for the annual Hanukkah Celebration Event on Via Rodeo. Enjoy a Menorah lighting ceremony, live music, Hanukkah food, drinks, and more. For more information, visit <http://lovebeverlyhills.com/events/view/menorah-lighting-at-two-rodeo-drive>.



DEC. 31
NEW YEAR’S EVE FETE
The Peninsula Beverly Hills
 9882 S Santa Monica Blvd., Beverly Hills
 Early Seating 6:30 p.m.
 Late Seating 8 p.m.

Ring in the New Year with The Peninsula Beverly Hills’ Cirque Du Soleil inspired fete. Dinner guests will enjoy performances from Cirque-style characters including jugglers, acrobats and “the Champagne dress.” An early seating, three course dinner is available in The Belvedere Restaurant. The late seating in The Living Room as well as The Belvedere, features five courses, a Champagne toast and entertainment. For reservations, call 310-975-2736.
<https://www.peninsula.com/en/beverly-hills/5-star-luxury-hotel-beverly-hills>

DEC. 31
GRAND PARK + THE MUSIC CENTER’S N.Y.E.L.A.
Grand Park - The Music Center Plaza
 200 N. Grand Ave., Los Angeles
 8 p.m. - 1 a.m.

For the eighth year, Grand Park + The Music Center’s N.Y.E.L.A. will host the West Coast’s flagship New Year’s celebration.
<https://nyela.grandparkla.org>



DEC. 31
KRISTIN CHENOWETH
Walt Disney Concert Hall
 111 South Grand Ave., Los Angeles
 7 p.m. and 10:30 p.m.

Kristin Chenoweth, the Tony and Emmy award-winning star of stage and screen, rings in the New Year with two performances of her Broadway Show, “For the Girls,” at Walt Disney Concert Hall. The program will include material from Chenoweth’s career, with special guests Cheyenne Jackson and Shoshana Bean.
<https://www.laphil.com/>

JAN. 1, 2020
PASADENA TOURNAMENT OF ROSES PARADE
Begins at Green St. and Orange Grove Blvd.
Pasadena
 8 a.m.

The 131st Rose Parade presented by Honda will feature floral floats, spirited marching bands and high-stepping equestrian units along the 5 1/2 mile route down Colorado Blvd. Watched by millions around the globe, the 2020 Grand Marshals are Rita Moreno, Gina Torres and Laurie Hernandez. For tickets and event information, visit <https://tournamentofroses.com/events/about-rose-parade/>.

JAN. 1, 2020
ROSE BOWL GAME
Rose Bowl Stadium
 1001 Rose Bowl Dr., Pasadena
 2 p.m.

The 106th Annual Rose Bowl Game between the Big 10 Conference and the PAC 12 Conference takes place at the Rose Bowl in Pasadena at 2 p.m.
<https://tournamentofroses.com/events/about-rose-bowl-game/>

JAN. 2, 2020
31ST ANNUAL PALM SPRINGS INTERNATIONAL FILM AWARDS GALA AND FESTIVAL
Palm Springs Convention Center
 277 N. Avenida Caballeros, Palm Springs

The Palm Springs International Film Festival is one of the largest film festivals in North America, welcoming over 135,000 attendees each year for its lineup of new and celebrated international features and documentaries. The Film Awards Gala kicks off the event on Jan. 2, with screenings from Jan. 3-13.
<https://www.psfilmfest.org/film-festival-2020>

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RUTH SHUKEN HUMANITARIAN AWARD



LAURA ORNEST

VISIONARY AWARD



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Suspect in Beverly Hills Synagogue Vandalism Case Arraigned

BY ANA FIGUEROA

Anton Nathaniel Redding, 24, the suspect in the vandalism that took place at Nessah Synagogue in Beverly Hills, was arraigned on Dec. 23 in Los Angeles Superior Court. Redding entered a “not guilty” plea to charges stemming from the Dec. 14 incident. Redding remains in custody, with bail set at \$250,000.

Originally from Millersville, Pennsylvania, Redding was arrested last week after investigators tracked him to Hawaii. He was charged with Vandalism of a Religious Property and Commercial Burglary (594.3(a) and 459 of the California Penal Code). The criminal complaint against Redding also includes a penalty enhancement for a Hate Crime under 422.75(a) of the California Penal Code. If convicted as charged, Redding faces a possible maximum sentence of six years in state prison.

The vandalism at Nessah Synagogue took place after a suspect forced entry in the early

morning hours of Dec. 14. The Synagogue’s interior was heavily ransacked, furniture overturned, and several Jewish relics were damaged, including Torahs, scrolls, and prayer books. Printed materials from the Synagogue were scattered throughout the interior as well.

The Vandalism at Nessah garnered national attention, in addition to strong response from officials in Beverly Hills.

“We are committed to the safety and security of our religious institutions,” said Beverly Hills Police Chief Sandra Spagnoli. “The Beverly Hills Police Department stands with our community in solidarity, to protect and serve, and commit to keeping Beverly Hills a safe place to live, work, and worship.”

Redding is scheduled to return to court on Jan. 30, 2020. ●

Beverly Hills Community Join BHUSD To Give Back During the Holidays

BY SANDRA SIMS



Volunteers at “Feed the Hungry” Annual Event at Hawthorne Elementary School

Beverly Hills students and residents joined the Beverly Hills Unified School District for its annual “Feed the Hungry” event on Christmas Eve at Hawthorne Elementary School. Many volunteers came out including Beverly Vista Middle School student Gabriel Nafeh who celebrated his 13th birthday by helping others in need this holiday season. He volunteered with his mother Sherry and brother Daniel who attends Hawthorne Elementary School. Beverly Vista PTA President Tina Weiner and

her daughter Kaela also volunteered with fellow Beverly Vista classmate Diya Tuli. Tina Weiner said, “It’s an annual tradition in our household.”

Other volunteers included Danna Yardena, occupational therapist for Hawthorne Elementary School and Beverly Vista Middle School. Merel Nissenverg, whose grandchildren attend BHUSD schools, said that she volunteers as a way to give back during the holidays. Hawthorne Elementary PTA President Rusti Banagas told the Courier that this marks the 10th year for the Feed the Hungry Event. The Beverly Hills Schools rotate as host for the event which is completely funded by the PTA.

Last year approximately 1,200 lunches were made, and this year Banagas stated that they planned to pack 2000 gift bags for the homeless and families in need. BHUSD Students also made 2000 holiday cards placed in the gift bags. “They do a great service for not just the homeless but to needy families as well,” she said. Banagas explained that through the help of local churches, the packages will go to encampments in greater Los Angeles including Wilshire, North Fairfax, Downtown Los Angeles and the Food Coalition. Banagas stated, “It’s because of the families in our district and their donations. It allows us to give back.” ●

New Ballot Marking Device Impacts Beverly Hills Elections

BY SANDRA SIMS

Two City Council seats are on the Beverly Hills municipal election ballot in March 2020. This will mark the introduction of the ballot marking device (BMD) by the Los Angeles County Registrar-Recorder/County Clerk (RR/CC).

Mike Sanchez, RR/CC spokesperson, told the Courier that his department has received extensive feedback thus far regarding the BMD. “Overall, the feedback we’ve received from members of the public regarding the new voting experience has been overwhelmingly positive. In the past couple years our Outreach team has done hundreds of presentations to communities throughout the County and the vast majority of those who interacts with the new Ballot Marking Device has a positive experience,” he said, “In addition, our office surveyed every participant who turned out to our County’s large-scale outreach event back in September - known as the L.A. County Mock Election. Over 90 percent of those surveyed said their experience on the Ballot Marking Device was positive and/or very positive.”

Sanchez addressed candidate placement on the ballots, with some candidates’ names appearing on a separate screen from the majority of candidates. He said, “Yes some candidates have contacted our office with concerns regarding candidate placement on the Ballot Marking Device. Our office has been in direct communication with those candidates and provided information on what we’ve done to enhance the “More Button” on the Ballot Marking Device, and what our outreach plans are to ensure voters

are aware of the button.”

This issue impacts the two Beverly Hills City Council seats on the ballot in March. With a total of five candidates running, the Courier has learned that the name of one candidate will appear on a separate screen from the other four. This ballot placement was the result of a random drawing; however, sources told the Courier that it may cause voter confusion, as it is not readily apparent to voters that the list of candidates continues on the next screen.

Sanchez explained that the BMD includes access to 13 languages, adjustable touch screen, and display settings to make the font size larger or to adjust the screen contrast. In addition, there is an audio headset and control pad for braille built into the device for voters with visual challenges. Also, voters with mobility or visual challenges will no longer have to go to a separate voting booth because the new device provides all the accessibility features in one device. Another enhancement of the new technology is that voters are required to review their ballot twice before casting their final vote and a paper ballot is generated. After the ballot is printed, voters review and once they confirm their selections they cast their official ballot by reinserting it back into the BMD.

The Beverly Hills Municipal elections are scheduled for March 3, 2020. For more information about the upcoming elections, visit <https://www.beverlyhills.org> and <https://www.lavote.net>. ●



Mayor John Mirisch participates in a “flash mob” as part of BOLD on Rodeo Drive.

Beverly Hills Council Votes For Permanent Mills Act Program

BY LAURA COLEMAN

Just seven years after Beverly Hills began taking steps to preserve its historic fabric with the creation of the Cultural Heritage Commission in 2012, the City is poised to dramatically augment its stock of historic properties following the Dec. 17 City Council vote to create a permanent Mills Act program. The City now has 42 properties that have received an historic property designation.

The Mills Act Program (Government Code Section 50280) is regarded by the state's Office of Historic Preservation as "the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners." Administered and implemented by local governments, a Mills Act Preservation Agreement allows the owner to receive a reduction in property taxes in exchange for the property owner's commitment to repair, restore, rehabilitate, and/or maintain the historic property.

There are currently just six properties in Beverly Hills that take advantage of the Mills Act, which the City has operated as a pilot program since 2011. The permanent Mills Act program will go into effect at midnight on Dec. 31 and will continue in effect without expiration.

"It's about time that we made this a permanent program," said Mayor John Mirisch, who was instrumental in helping to create the Cultural Heritage Commission.

Following the City Council vote to approve a permanent Mills Act Program with revised limits, the City is likely to see an increase in the number of multifamily renovation projects that take advantage of the Mills Act, predicted Cultural Heritage Commission Chair Noah Furie.

"This council is totally committed to historic preservation by the action they took. This will make a meaningful difference," said Furie, a founding member of the Commission who is now serving his third term as chair. "This will increase the number of landmark properties in our City and allow them to be restored back to their original grandeur."

As part of the permanent program, the potential limits on tax revenue loss for the City now increase to \$500,000 per year

and \$400,000 per year for the Beverly Hills School District. In addition, property valuation limits will increase to \$8 million for a single-family property or residential condominium or residential stock cooperative; \$10 million for a multi-family (for-rent) property; and retain the existing valuation limit of \$7.5 million for commercial properties.

Before the vote, the pilot program limited the overall annual impact of tax revenue loss at \$100,000 to the City (or \$1 million over 10 years) and \$80,000 to the Beverly Hills Unified School District (or \$800,000 over 10 years).

Currently, the cumulative Mills Act Contract commitments in Beverly Hills amount to approximately \$70,000 per annum in tax reduction to the City, and approximately \$62,000 to the BHUSD.

The staff report states that with a formal program in place, more owners of historic properties may be interested. Further, outreach efforts will continue to encourage the designation of eligible historic resources which may take advantage of the Mills Act in the rehabilitation and restoration of multifamily structures within the City.

"The preservation and rehabilitation of historic properties enhances the character of Beverly Hills by retaining the City's sense of place and continuity with the community's past," states the resolution passed by the City Council. "By encouraging property owners to maintain and restore historic buildings and landscapes, the City is preserving its heritage and supporting the local economy."

Furie touted the preponderance of "incredible" homes from the 1920s and 1930s found throughout Beverly Hills, in addition to the multitude of midcentury modern masterpieces.

"We have been very selective and have been very limited during the pilot," Furie said, underscoring that with the sizable increase in available funds, apartment buildings would be a wonderful route to go in the City's effort to preserve its stock of multifamily housing. "What a wonderful opportunity for our tenants to be able to live in these properties that have been restored. Tenants could go to their landlord and say, 'Let's do this.'" ●

Road Closures Planned for Golden Globe Awards Jan. 5

The 77th annual Golden Globe Awards ceremony will take place at the Beverly Hilton on Jan. 5, 2020. A spokesperson for the City of Beverly Hills indicates that additional Police Department staff and security measures will be in place to ensure a safe event.

Road closures will be set up on Wilshire Boulevard and S. Santa Monica with access provided only to local residents and to the Los Angeles Country Club members. Alternate east-west routes include: S. Santa

Monica, Olympic, Pico and Sunset.

Additionally, partial closures are planned on residential streets with access granted only to residents. For more information on the complete list of closures, visit www.beverlyhills.org/goldenglobes.

For residents without a parking permit, a parking exemption can be obtained by calling 310-285-2548 or visiting www.beverlyhills.org/parkingexemptions. For questions before the event day, call 310-285-2196. ●

Beverly Vista Middle School Receives National Recognition

BY SANDRA SIMS

In its first year, the Beverly Vista Middle School received recognition as a Common Sense School. Common Sense Education is a national nonprofit organization that supports K-12 schools with resources for teaching in the digital age, including Digital Citizenship curriculum to prepare students to deal with online issues such as plagiarism, loss of privacy, and cyberbullying. "We particularly applaud Beverly Vista Middle School for embracing digital citizenship as an important part of Beverly Vista students' education," said Liz Kline, vice president of education programs at Common Sense Education. "Beverly Vista Middle School deserves high praise for providing the foundational skills students need to compete and succeed, and participate ethically in society at large."

Jesse Braun, Beverly Vista Middle School's teacher librarian, has worked with Beverly Vista's students to develop tangible skills related to internet safety, protecting online reputations and personal privacy, media balance, managing online relationships, and information literacy. "We're honored to be

recognized as a Common Sense School," said Principal, Kevin Allen. "By preparing our students to use technology safely and responsibly, we are providing them an opportunity to build lifelong habits to help them succeed in a tech-driven world." ●



Beverly Vista Middle School Library Team
Photo Courtesy of BHUSD

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The Scene

BY CAROLE DIXON



1917 by Sam Mendes Premieres

Last week, Universal Pictures and DreamWorks Pictures presented the Los Angeles premiere of the new Sam Mendes WWI film “1917.” Stars George MacKay, Dean-Charles Chapman and Andrew Scott were in attendance. A series of special screenings for the dramatic film were held in L.A. from the Landmark Theatres to CAA. Photo by Alex J. Berliner/AB Images



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Legend Honors Fathers. Last Friday night at Heritage Fine Wines in Beverly Hills, John Legend hosted an intimate gathering with the fathers from his children's pre-school. Many of the guests donned ‘ugly holiday sweaters’ and enjoyed the singer's signature LVE wines. Photo by Heritage Fine Wines.



Rock of Ages Preview Party Hollywood's rock 'n' roll legends, celebrities and entertainment pros came together recently to celebrate the first preview of “Rock of Ages Hollywood.” The 5-time Tony-Award nominated 80s rock Broadway musical hit previewed at the Bourbon Room on Hollywood Boulevard. Celebrity guests included Zach Braff, Donovan Leitch, Darren Criss, Frankie Grande, Deniece Williams, Marissa Jaret Winokur, Courtney Reed and more. Photo by Vivien Killilea / Getty Images

1 Andrew Scott, Sam Mendes, Dean-Charles Chapman, George MacKay

2 Krysty Wilson-Cairns, Pippa Harris, Claire Duburcq

3 Sam Mendes, Steven Spielberg

4 Lee Smith, Roger Deakins

5 Darren Criss and Mia Swier

6 John Legend & Fathers

(New Legislation continued from page 1)
The following provides information on some of the new legislation.

Assembly Bills Impacting Beverly Hills Community:

Employees and Independent Contractors - Assembly Bill 5, and Minimum Wage Increase

AB 5 limits the use of classifying workers as independent contractors rather than employees by companies in the state of California. Unlike independent contractors, employees are entitled to greater labor protections, such as minimum wage laws. The minimum wage for employers with 26 or more employees will increase to \$13 per hour. Employers also have protections that include sick leave, workers' and unemployment compensation. The bill redefines the test for determining whether someone is an employee or an independent contractor.

Arbitration - Assembly Bill 51

AB 51 prohibits employers from requiring candidates for hire to sign arbitration agreements in order to be hired. The law will prohibit employers from requiring employees to waive forum or procedure rights under the Fair Employment and Housing Act or the Labor Code in favor of arbitration as a condition of employment, continued employment or the receipt of any employment-related benefit. The bill would also prohibit an employer from threatening, retaliating or discriminating against, or terminating an applicant for employment or any employee because

of the refusal to consent to the waiver of any right, forum, or procedure for a violation of specific statutes governing employment.

Sale of Cosmetics - Senate Bill 1249

SB 1249 bans sale of cosmetic products with ingredients that were tested on animals on or after Jan. 1, 2020. The new legislation states in part, that it is unlawful for a manufacturer to import for profit, sell, or offer for sale in this state, any cosmetic, if the cosmetic was developed or manufactured using an animal test that was conducted or contracted by the manufacturer, or any supplier of the manufacturer, on or after Jan. 1, 2020.

Ban on Circus Animals - Senate Bill 313

SB 313 bans the use of bears, tigers, elephants, monkeys and other wild animals in circuses.

Fashion Retail - Assembly Bill 1260

AB 1260 will make it a misdemeanor to import into the state for commercial purpose, or to possess with intent to sell, parts of an iguana, skink, caiman, hippopotamus, or a Teju, Ring, or Nile Lizard. This law prevents the use of these species for fashion retail items such as belts, wallets, shoes, or boots.

Rent Control - Assembly Bill 1482

AB 1482 restricts annual rent increases to no more than 5 percent, plus inflation. In addition, renters who have lived in their unit for at least 12 months have additional protection against being evicted. Landlords are limited in their ability to evict tenants, are required to show "cause." ●

WITH THE MAYOR & COUNCIL
Sing-Along

You Are Cordially Invited to Attend the
**BEVERLY HILLS
BARN
DANCE!**
SING-ALONG

Featuring Mayor John Mirisch
& Country Nation

Special Guest performances by
Paulette Ivory, Victoria Gordon & Grace Mirisch

**TUESDAY, JANUARY 7, 2020
7:00 PM**

The Wallis Annenberg Center for the Performing Arts
9390 N. Santa Monica Blvd., Beverly Hills
Box office Opens 5:00 PM / Doors Open 6:30 PM
Tickets are free; RSVP is required.
Light refreshments to follow sing-along.
For ticketing www.thewallis.org or call 310-746-4000
Complimentary Parking available at 450 N. Crescent Drive.

The City's Community Sing-Alongs are part of the Mayor's initiative to promote arts and culture in Beverly Hills. Join us for a fun night of American country music!

Creamery, Hammel and Denker Ranch, Beverly Hills, ca. 1905.

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. Please call 310-746-4000 (voice) or (310) 285-6881 (TTY).

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cadillacbeverlyhills.com

Courier Connoisseur

A Day in the Life of Top Beverly Hills Concierge

BY CAROLE DIXON



Frank Parr, Award-winning Peninsula Hotel Concierge

Being a top concierge in Beverly Hills requires hospitality juggling skills, along with the intuition needed to anticipate guests' needs even before they realize what they want. At the Peninsula in Beverly Hills, five-star services range from an airport concierge greeting guests at LAX - who can even get their room service order or spa time booked while still in the car. The hotel also has a magical thing called "Peninsula Time," which (if booked in advance) allows guests to check in and out at any hour of the day or night for no additional fee. When they book a room, suite or villa, it is theirs for one night - even if they check-in at 8 a.m. on day one and check-out at 10 p.m. on day two (subject to availability). Upon arrival, room accoutrements might include personalized monogrammed pillowcases or a pet care schedule for those who travel with their furry best-friend on business. Hotel regulars may find that the wardrobe left behind on the last visit will be pressed and cleaned in the closet.

One venerable staff member who helps make all the magic happen in front of the house and behind the scenes is Frank Parr, the 2019 recipient of "Concierge of the Year" by the Los Angeles Concierge Association (LACA).

BH Courier: How long have you been a concierge in Beverly Hills?

Frank: I've been a concierge since 2013, so six years. This was my first concierge position.

Were you in the hotel business before?

Yes, I was kind of a jack of all trades. I worked in food and beverage and reservations at the Beverly Wilshire. That sounds easier than it is. I came over to the Peninsula because I wanted to learn and grow. I handled their group sales [at first.] We are such a small hotel and the staff has been here for so long that it feels Familia in that sense. It

adds to the hotel a lot because the guests know us.

Once I knew what [a concierge] did, I thought it would be a good fit. I realized [during training] that it was the art of multi-tasking.

Clearly, you were right. Congratulations on winning 'the best concierge' for your work at the Peninsula. What goes into winning such an accolade?

In terms of being a concierge at a property such as this, it's a nice blend of being organized and having an intuitive approach to guests. It's really about kind of understanding what their needs are for that particular stay and anticipating. That is a big word in hospitality. Thinking of their needs before they do.

Can you give an example?

A simple example is if we are booking a Beverly Hills reservation, we will ask them if they need our house car or we will provide transportation. If they are doing an anniversary dinner, we will ask if they would like flowers in the room when you come back. Something to make it special and easy for them. That is our job.

That is a skillset and talent that seems to be in a person's DNA or not. What drew you to embark on a career in the hotel service industry?

At a property like this, one of the things that distinguishes one five-star hotel from the next is genuineness. That someone really cares. It makes a huge impression. We have such an incredible return clientele rate here, when they call us, we often times remind them of things that they usually get when they are here.

What is the most requested restaurant booking or experience when guests come to BH?

I would say the biggest request we get is for restaurants and transportation but more than anything [our guests] want guidance. L.A. is such a big place, if you're not familiar with the city, it can be frustrating for people who don't know what they are walking into. We provide advice and information. Where to dine, go for tourist attraction.

What is still the most popular?

Madeo on Camden is incredibly popular. Spago is still popular. They are great and really look after our guests which we appreciate. They really do make it feel like a small town. Also, Nerano down the street from us. We think it's a hidden gem. Once they [the guests] are in the know they ask to return. Crustacean has had a big resurgence. Bedford & Burns is a great family restaurant with a Continental menu. You can get everything from a salad to steak. When people come in and don't want a big scene but want to be comfortable, and we know the food will be great. They are always welcoming to our guests. We like to promote some of the restaurants and businesses that are not necessarily widely known but our really reliable and look after our guests.

What about tourist attractions in the city? Can you recommend something off

the beaten path?

Universal is the number one requested park and they really work with the concierge community. They make it easy which we appreciate. A lot of people don't know about Greystone Manor. During the holidays they have events and some musical performances. I took a city tour that stops there. The story behind it has so much intrigue. From an apparent murder that occurred there - the movie "There Will Be Blood" is tied to the Doheny family and that whole world. Finding things that people don't necessarily know about is great. BOLD Beverly Hills has been fantastic. The great thing about this area is it really serves as a hub to the city. You can go anywhere from here and it's the center of the L.A. world in a sense.

After a long day, what is the most rewarding part of the job?

It's really good for people who like to be busy. Every day is different which is really appealing to me. It's always fun to meet someone new and I learn something new every day here. You have to have curiosity, but the biggest thing is the relationships, the team, the hotel, and the guests. We have seen some of the kids grow up.

We have a family that stays with us twice a year from Japan. We order them their Halloween costumes every year. We do a whole discovery for them and then ship [the costumes] to Japan.

What is the most challenging aspect of the position?

I would say you really want to maintain a level of professionalism and service of the highest level at all times. That takes energy and care. That intangible thing that you were talking about. You have to care. I'm not saying that is challenging but it does require attention. Also, when I first started, I had a mini-panic attack. I wasn't sure I could to it. There is a lot of things to juggle but after a week or two, you learn how to balance it. Now it feels like riding a bike.

Has anything new or eye-opening impacted your guests recently?

The city is always changing. Something as simple but as consequential as LAX with the new taxi or uber [pick-ups] and taking the shuttle. They are still figuring it out. In terms of getting information flow, that is really important and affects our guests. For our arrival transfers, we have a greeter at the airport.

Can you share a personal anecdote on a tricky request that you were able to complete?

We have had to hold open stores sometimes when people want a certain pair of Jimmy Choo shoes. Or have a store open on a Sunday for a particular client. We had a guest that was celebrating their 40th birthday and their spouse set up a series of dinners. We had paparazzi waiting for them whenever they got out of the house-car TMZ style. So that was fun. We have a guest that had a certain cologne that he always wears but they discontinued it, so we found a chemist

who recreated the scent. Those things don't happen every day.

What are your thoughts about our tech devices replacing personal service?

I use my phone all the time but the thing that makes service special is the personal connection. And, the fact that there is so much more subjectivity to life than what you can get on your phone. Finding things that have good ratings is great but when you can book on Open Table for Spago, or I can call and say, 'we want this to be a very special occasion,' and I actually have the connection to the maître 'd who can really welcome people. I think it's something that you can't really quantify. The feeling of community and the human connection isn't going away. ●



Peninsula Holiday Tree

Living the Luxe Life With Efrem Harkham

BY LAURA COLEMAN

For Efrem Harkham, owner of the Luxe Rodeo Drive and the Luxe Sunset Boulevard, living the “Luxe” life is about cultivating the best possible opportunity.

As a successful hotelier currently at the forefront of a meaningful brand expansion, Harkham understands deeply the inherent possibility of business - and it’s a journey he wants to share with others.

“From one light, you can light another candle, and it does not take away from the original light,” he philosophizes.

Part memoir, part practical business how-to guide, Harkham’s first book, “Living the Luxe Life,” which was co-written by Mark Bego, offers an authentic entry into this Beverly Hills resident’s true rags to riches American Dream story.

From setting daily goals to “living” his four-step process at each interaction (Listen; Acknowledge; Elaborate; Repeat), Harkham developed a way of being that allowed him to make connections and foster relationships. Published by Skyhorse Publishing, the book also offers the brush strokes for building a successful business.

Next month, on Thursday, Jan. 16, 2020, at the Beverly Hills Chamber of Commerce, Harkham will celebrate the book launch with

the community starting at 6 p.m. Proceeds from the sale of “Living the Luxe Life” will be donated to the Hark Angel Foundation, which builds schools in impoverished countries.

Shy and outwardly private, with a drive to make the world a better place, Harkham said he used his 60th birthday as a catalyst to share his life story, including what he has done via the expanding Luxe Collection.

Today, Harkham’s boutique hotel sales and marketing company represents a collection of over 70 hotels around the world, including the recently branded Luxe Rose Garden Hotel in Rome. The forthcoming Luxe Life Hotel is slated to open early next year in mid-town Manhattan, New York.

“I got the hospitality bug [and] I realized that hospitality was my calling,” Harkham told the Courier.

A child of the Middle East who was born in Israel five years after his parents left Iraq for Israel in 1951, hospitality runs through Harkham’s blood. His father, who passed away this year, met Harkham’s mother on a pilgrimage to see the tomb of the prophet Ezra. Harkham’s parents fell in love sometime between his father’s arrival in Al-Uzair, a city in Iraq located on the western shore

of the Tigris, and his father’s soon-to-be bride serving him tea, the daughter of the family tasked with taking care of the tomb. However, it wasn’t until Harkham purchased his first hotel property at the age of 27 that he truly began to live his legacy.

Following success in the fashion industry in both Australia and Los Angeles, which made him a millionaire by the age of 21, in 1983 Harkham purchased both a home in Beverly Hills and the Bel-Air Sands Hotel, which he later renamed Luxe Sunset Boulevard. After opening the Luxe Rodeo Drive 25 years ago, Harkham became steadily more active in the community.

In addition to having now been a member of the Rodeo Drive Committee for a quarter of a century, Harkham has also spent the past decades forming partnerships with local schools and charities. And for the past 15 years the Luxe Sunset Boulevard ballroom has served as a polling place, with Harkham offering complimentary yoga, sustenance and other amenities to make it one of the preferred voting spots.

“Happiness is a big deal. There is no stopping a happy employee,” he said. “Hospitality is contagious.”

For more information or to RSVP to

attend the upcoming local launch next month, email Sarah Clark at sarah.clark@luxehotels.com. Reception begins at 6 p.m. with a presentation set for 7 p.m. ●



Efrem Harkham distributes books at one of the Hark Angel schools.

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(2020 continued from page 1)

Two-time Mayor Bosse, whose push to make Beverly Hills a “Healthy City” with the concept of “healthy people, healthy government, healthy business,” is known for her ability to connect deeply with residents. As part of her candidacy, Bosse has created the BOSSE Plan: Budget accountability; Open government; Safety and security; Strategic planning; and Education.

Two-time Mayor Gold, who earlier this year stepped down as chair of Cedars-Sinai’s Department of Anesthesiology, is likewise known as a staunch advocate for health, having helped lead the way in passing a powerful ordinance against vaping/smoking. Gold’s five-point plan centers on: Health, Safety, Strategic Planning, Open Communication and Fiscal Management.

Lori Greene Gordon, a member of the Planning Commission for the past four years, has a plan to “champion smart development while protecting our residential neighborhood” while simultaneously streamlining the planning process, reducing “excessive” council expenditures, providing new commercial opportunities, decreasing “outrageous” fees such as residential parking, and supporting the City’s quality of life.

Robin Rowe, who became the fifth and final candidate to file to run in the election, told the Courier he is a former Navy research scientist whose mission is “to make Beverly Hills the most innovative City, yet retain its charm and character.”

Rabbi Simchah Green, who was ordained as a rabbi at Yeshiva University, is running with the mission of bringing marijuana to

the people as well as serving as a voice for seniors. He wants the City to pass legislation that will allow medical marijuana stores and institutions within City limits.

Complete Streets

While multimodal transportation alternatives may not include Bird and Lime and other such similar types of electric scooters as the City moves forward on implementing a “Complete Streets” plan to reduce traffic in 2020, there are certain to be numerous other transportation technologies and shared mobility devices as part of the plan.

In an effort to make Beverly Hills a more mobility friendly City in tandem with construction on the City’s forthcoming subway stops - Wilshire/La Cienega in 2023 and Wilshire/Rodeo in 2025 - the plan prioritizes infrastructure projects intended to make navigating the City easier across all modes: bicycling, walking, taking transit and driving.

A Town Hall earlier this month revealed that the City needed to better facilitate resident buy-in. Another Town Hall type of special meeting of the Traffic and Parking Commission (TPC) on the Complete Streets Plan is slated to take place in January, followed by a TPC meeting on the plan in February before it ultimately makes its way to City Council for a vote, likely in April.

Digital copies of the 170-page Complete Streets plan can be found online at beverlyhills.org/completestreets.

Metro’s Mural

While North Cañon Drive may no longer be accessible to vehicular traffic at Wilshire Boulevard at least through 2021 as

construction work on the Metro Purple Line continues, motorists and pedestrians can at least enjoy an artistic 20-foot sound wall.

Commissioned by the City of Beverly Hills, the colorful mural by artist Tomokazu Matsuyama, “Thousand Regards/Shape of Color,” is intended to be photographed and shared by users of Instagram and other digital media platforms.

A City-sponsored “Ribbon Cutting” for the North Canon Mural is planned for Jan. 12, 2020 at 1 p.m. To RSVP to attend, email canonmural@beverlyhills.org.

Affordable Housing

Following last week’s unanimous City Council approval for a 45-day interim ordinance to prohibit residential development projects that fail to comply with inclusionary housing requirements, City officials pledged to pass in a permanent Inclusionary Housing ordinance to replace it by mid-February.

Later this year, Beverly Hills will learn from the Southern California Association of Governments just how many new housing units the City will be required to create under California’s most recent Regional Housing Needs Assessment. Multiple sources have told the Courier that number is likely to be in the thousands.

As part of the temporary ordinance, developers of certain projects can pay an “in lieu” fee instead of providing the units on site. Further, depending on what gets passed in the final ordinance, developers will also have the option to provide the required affordable housing units at another site in Beverly Hills, as opposed to being forced to have the units be part of the project.

New Restaurants

With Gucci Osteria da Massimo Bottura slated to open on Rodeo Drive early next year, haute cuisine is poised to rise to a whole new level of elite. The forthcoming Osteria marks the second such restaurant for Gucci. The first Gucci Osteria da Massimo Bottura opened in 2018 in Florence and just received its first Michelin Star for the 2020 Italian Michelin Guide.

Re-opening this year, likely in summer, will be Nate’n Al’s at 443 N. Canon Dr. Established in 1945 on Beverly, the beloved Nate’n Al Delicatessen will be adding both an “s” to its name (as Nate’n Al’s), as well as enhancing its menu to further consider the vegan and gluten free set. Irving and Shelli Azoff purchased the restaurant from the Mendelson family earlier this year.

Further bolstered by changes to the City’s In Lieu Parking Ordinance, which makes the cost of opening a restaurant in Beverly Hills less prohibitive, there are indications that additional restaurants will be coming. One source tells the Courier it is unlikely that the former Bouchon spot at Beverly Canon Gardens will remain vacant much longer.

Courier to Celebrate 55 Years

Don’t stop the presses for this piece of important news, but Beverly Hills’ longest running newspaper, the Beverly Hills Courier, is set to celebrate 55 years in 2020. Stay tuned throughout the year for announcements about the upcoming celebration and ways to engage with this beloved community newspaper. ●

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TAUNEE ENGLISH, BROKER OWNER OF BEVERLY HILLS BROKERAGE LIONS REALTY GROUP, NAMED 2019 REALTOR OF THE YEAR

Beverly Hills/Greater Los Angeles Association of Realtors announced that Taunee English, principal broker owner of Beverly Hills-Based Lions Realty Group, has been named its 2019 Realtor of The Year!

English, a U.S. Navy Veteran who heads up this Certified Veteran-Owned boutique Beverly Hills Brokerage that handles both residential and commercial real estate, is passionate about entrepreneurship and professional development in the same way that she is devoted to her country. She was also recently awarded the 2019 Los Angeles Real Estate Agency Award! She serves as Chair of the Professional Development Committee at Beverly Hills Greater Los Angeles Association of Realtors, and is a State Director of The California Association of Realtors for over 4 years. English is a staunch supporter of Women In Leadership, and is 2020 President-Elect of the Metro LA/Beverly Hills Women’s Council of Realtors.

She is passionate about and very active in educating agents on both the local and state level, believing that the more educated the Realtor, the better service they provide to the communities that they serve. She created The National Associates of Realtors-Approved Program, “The Real Estate Court - The People’s Court For Agents” as an entertaining way for Realtors to meet NAR’s Bi-Annual Code of Ethics Requirements.

English hosts free financial literacy workshops for Veterans and Women entrepreneurs. She believes that real estate is the foundation of wealth and educates accordingly.

She is an active and consistent supporter of Girl’s Inc., Saving The Innocence, Bunker Labs For Veterans, New Directions For Veterans, and Single Moms Planet. She has a heart for those with autism, and has served as the Treasurer of Autism International Foundation for over seven years. She has served as a volunteer for Autism Speaks, and has organized fundraiser events for the LAPD’s Autism Support Group.

2019 Beverly Hills/Los Angeles REALTOR Of The Year!

The Beverly Hills/Greater L.A. Association of Realtors Represents over 11,000 realtors and affiliate members, and provides a wide array of benefits and services designed to assist members in pursuing the real estate profession with fairness, integrity, and competence. In addition, The BH/GLAAR provides legislative advocacy to ensure a favorable climate for the real estate industry.

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The Beverly Hills Courier Holiday Luncheon The Courier staff gathered for a festive holiday luncheon in the private room at Wally's on Canon Drive. Surrounded by the best wine vintages and stunning decor, everyone enjoyed an array of cheese, charcuterie, sandwiches, and salads over speeches by the publishers, office anecdotes, and many laughs. Following the feast, it was off to learn how to make a variety of gelato and a tasting contest at Gelato Festival on Melrose Avenue. The chocolate cherry was the group's favorite. Seated (from left to right): Carole Dixon, Ana Figueroa, Sandra Sims, Ana Llorens and Publisher Lisa Bloch. Standing (from left to right): Evelyn Portugal, George Recinos, Ferry Simanjuntak, Jamison Province, Publisher John Bendheim, Patricia A. Wilkins, Beverly Weitzman, Rod Pingul, and Laura Coleman.



Councilman Julian and Michele Gold's daughter Rebecca married Chris Huebner



Rex Smith, star of "Love Actually Live," wearing his Beverly Hills Courier t shirt.



Beverly Hills Hawthorne Elementary School 4th graders spent a day touring USC.

Beverly Hills Judo Team Wins at U.S. Judo Winter Nationals

BY SANDRA SIMS

The Beverly Hills Judo team, Dynamo Sports Club, took home gold medals in the United States Judo Association Winter Nationals this December. Seven of the students who participated in the competition won medals: three gold medals, two silver medals, and two bronze medals. The team is part of the City of Beverly Hills Parks and Recreation program. Sensei/Coach Justin Brezhnev (Beverly Hills High School Alumni Class of 2010) and runs the Dynamo Sports Club, stated that the team placed 16 out of 102 clubs that participated.

The national tournament takes place every December at Azusa Pacific University and is sponsored by the United States Judo Federation (USJF). The USJF is the oldest U.S. National organization of judo and is a non-profit educational corporation dedicated to the teaching and promotion of judo in the United States. Competitors who participate come from all over the world

including Europe, Asia, and South America. The competition began with youth 5-12 years old, followed by competitions for Juniors, Seniors and Masters.

"It was an honor to be coaching alongside my father Shihan Boris Brezhnev in this judo tournament. I am proud to see so many of our students in the youth division make their first steps onto the competition tatami this year," said Sensei Brezhnev.

Dynamo Sports Club of Beverly Hills was founded in 2006 by Boris Brezhnev as an outlet for students of Beverly Hills High School to pursue martial arts in an after-school program. Today it has grown into an internationally recognized organization for youth and adults that creates martial arts curriculum for individuals looking for self defense or sports competition classes. For more information about the Dynamo Sports Club, visit www.dynamoclub.com



Beverly Hills Dynamo Sports Club at United States Judo Association Winter Nationals

Photo Courtesy of Justin Brezhnev

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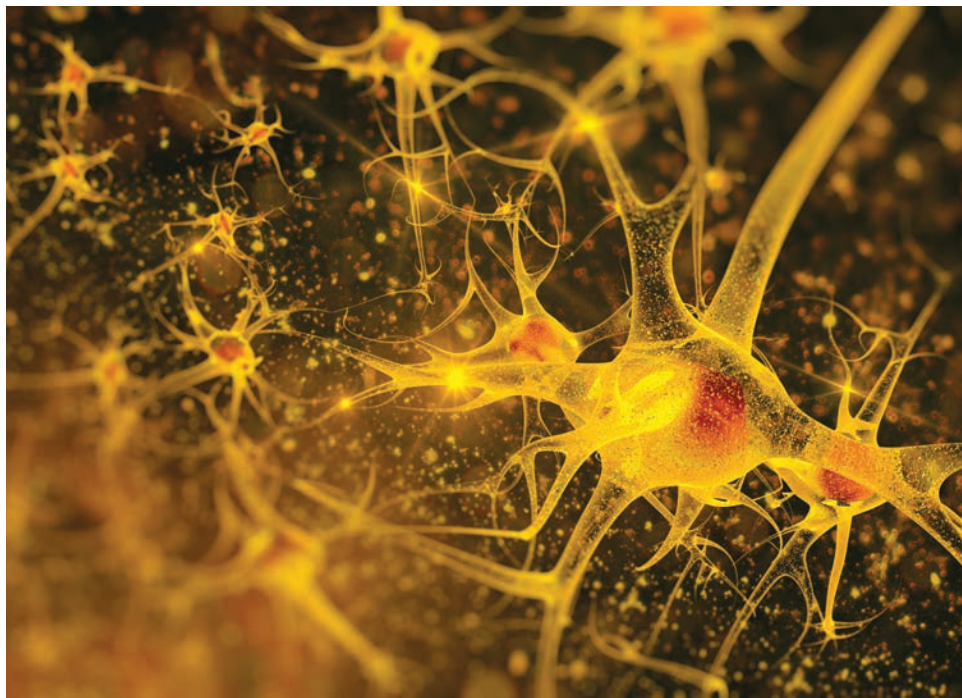
Reflections for a New Decade and Beyond

BY EVA RITVO M.D.



Beverly Hills Courier columnist **Dr. Eva Ritvo** is a psychiatrist with more than 25 years' experience practicing in Miami Beach. She is the author of "Bekindr-The Transformative Power of Kindness" and the founder of the Bekindr Global Initiative, a movement to bring more kindness in the world. She is the co-author

of "The Beauty Prescription" and "The Concise Guide to Marriage and Family Therapy." She is also the co-founder of the Bold Beauty Project, a nonprofit that pairs women with disabilities with award-winning photographers creating art exhibitions to raise awareness.



My best advice for 2020 is very simple. Use your mirror neurons.

We are about to leave a decade historians will likely look back on as one of the most transformative in human history. We are deep into the Fourth Industrial Revolution and the shifts that have occurred are tectonic and have been incredibly rapid.

The Fourth Industrial Revolution refers to the radical changes in the way we live brought about by the Internet and Digitalization. The first Industrial Revolution

was brought about by mechanization which allowed industry to replace agriculture. The Second, by electrification and the production line; and the Third, by nuclear energy and the rise of electronics.

The Revolution we are in now is massive, impacting every aspect of our lives. As we leave this decade I suggest we pause and reflect on the way we are living and decide how to make the most of the process.

For a quick overview of some of the changes in the last decade, let's consider the following:

Societal Changes

The 2017 U.S. census reported 55 percent of adults were married. By comparison, over 72 percent of the population was married in 1960. Thirty-nine percent of relationships in heterosexual couples started online according to one 2017 survey. Twenty-three percent of millennials live at home. This number is up from 13.5 percent of young adults living



at home in 2005.

Digital Distractions

Hardly anyone smiles on the street, says hello or holds a door open, not because we are ruder but because our attention is elsewhere. Many people are walking the streets in their own world in isolation with ear buds being the only clue that are not talking to themselves.

Worse still, drivers are in their own world and checked out of their surroundings. Car accidents are up due to texting while driving. One out of every five car accidents in the U.S. is attributed to distraction.

Texting while driving is six times more likely to cause an accident than driving drunk. Answering a text takes away your attention for about five-seconds. Traveling at 55 mph, that's enough time to travel the length of a football field.

Sixteen-year-olds are no longer rushing to get their driver's license. What was formerly an eagerly awaited step towards independence is now being postponed. Lyft, Uber and other ride-sharing services allow us to continue texting for more of our day.

Self-reported rates of life satisfaction have decreased by six percent in the U.S. from 2007 to 2018. Rates of mental illness have skyrocketed, especially for digital natives, those who have grown up in the digital era. One out of five college students suffers from anxiety or depression. Deaths by opiate overdose have more than doubled in the last decade.

Globally, politics have become more divisive. I believe this phenomenon is also attributable to the influence of technology. As our brains are on information overload, we look for simple answers. Since we have bathed them in a constant stream of cortisol (our stress hormone), our responses are often paranoid. It becomes an us versus them universe.

Moreover, as so much information is transmitted in writing and not in person, it

is much easier to say and believe derogatory remarks on Twitter and other social media platforms than in person.

Outlook is Positive

Before you plummet into a depression by reading this article, let me flip the coin. There are many upsides to the Fourth Industrial Revolution:

- Many people are living more active and productive lives into their 80s and 90s due to their increased ability to stay connected and to obtain better medical information.

- Mindfulness is on the rise and more people are meditating with one study showing that over 14 percent of Americans have meditated in the last year.

- Charitable giving, which has increased almost every year since 1977, has continued to rise.

- Social Media has given voice to individuals or organizations which focus on specific social issues, such as #MeToo, #BlackLivesMatter and #TimesUp.

- Entrance exam scores to colleges and universities have increased as we truly are becoming more knowledgeable as a nation. The number of perfect ACT scores is an astounding six times higher than it was eight years ago.

- Online college and university education enrollment is growing by leaps and bounds. Online learning and degrees are more acceptable in the workplace. This provides access to knowledge to unprecedented number of college and high school students, people over 55, and those who may not be physically able to attend brick and mortar institutions.

Additionally, some of the most prestigious colleges in the world, including Brown, Harvard, MIT, Stanford, Yale, Columbia, and the University of California offer free courses online.

As we turn the page on this decade, my hope is that we can gain perspective and make sure that these massive changes



proceed in the best way possible with the fewest casualties.

As technology entices us into a new world, we must be mindful of the pull. We

were designed to interact face to face. Our brains have mirror neurons. These neurons are designed to fire when we SEE someone doing or feeling something. Our brains



naturally synchronize with one another. These mirror neurons allow us to imitate and empathize which leads to learning, compassion and care.

Scientists believe it was a massive expansion in the number of mirror neurons in our brains around 40,000 years ago that allowed the development of civilizations. We learned to cooperate with one another and from there language, tool use, and art began to flourish. As we could feel one another's feelings, it became natural to want to help one another. Man became kind.

If we remove mirror neurons from our interactions, we are losing our essence and my best advice for obtaining "perfect vision" in 2020, is look up! Make eye contact and smile.

Think about the lyrics sung by greats from Louis Armstrong to Rufus Wainwright, "When you're smilin'...the whole world smiles with you." Thanks to our mirror neurons, that is.

Lets remember our origins and fill our lives with kindness. Be kind to those around you and be kind to yourself.

Be kind to the planet and the environment as it desperately needs us. Be mindful about phone time and digital etiquette.

We are creating incredible tools and we must use them wisely. My wish for you is that the next year and decade will bring deeper sense of purpose and connection as we learn to integrate all that is new with all that makes humanKIND.

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- 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.**

The High Stakes Market of Expensive Hotel Suites is on the Rise in Beverly Hills and Around the Globe

BY CAROLE DIXON

The recent opening of the lavish Damien Hirst art filled Empathy Suite at The Palms Casino Resort in Las Vegas has the hospitality world taking notice. Is the competition so high for rooms, that it makes economic sense to have a million dollars-worth of blue-chip art in your hotel just to keep customers interested? It seems that in 2019, and over the past decade, the answer is yes.

As part of the Palms \$690 million property-wide renovation, owners Frank and Lorenzo Fertitta dipped into some of their personal art collection for the over-the-top Hirst accommodation that also includes a Himalayan salt room, a club-size bar flanked by two giant tanks filled with formaldehyde marlins and a view of the strip from your cantilever jacuzzi accented with the British artists greatest works from pharmaceuticals to butterflies. The rate of \$200,000 for a two-night stay (minimum) includes \$10,000 worth of credit that you can use at an array of new restaurants ranging from Food Network celebrity chefs Bobby Flay, Michael Symon, Marc Vetri, and the new Banksy themed Greene St. Kitchen.

There is a natural curiosity factor but according to Palms Hotel Manager Jon Gray, “We are already seeing a response and

attracting the type of guest we were hopeful to be getting with this type of partnership. People that are true fans of Damien to casino players, corporate clients and cash guests.” And, those guests need to be high rollers with a million-dollar credit line, Gray and his team have actually been entertaining clientele with a much higher bankroll which has exceeded expectations.

But the Palms is not new to this extravagant suite game. Having built the Fantasy Towers back in 2005 with The Hardwood suite, featuring a basketball court and The Kingpins Suite with a bowling alley, the world-renowned Rockwell Group was called in to over-haul both, which range in price from \$15,000 to \$20,000 per night, and just reopened in January of 2019.

Both suites still remain big draws for entertainers in the nightclub - Kaos recently opened with headliners Cardi B. and Travis Scott - who want to throw an impromptu afterparty to casino players. “We also have a ton of advanced bookings from a corporate NBA League weekly buy-out to bachelor party weekends and people were inquiring about New Year’s Eve before the summer,” says Gray. “We have been very pleased so far with the demand on those rooms.”

Just on the heels of the Palms news, the Venetian recently revealed a \$450,000 four-night “Want the World” suite package (via Robb Report) that includes private jet transportation and a diamond 5.5-carat diamond bracelet. It’s too soon to tell how in demand the suite will be but if booked throughout the year, the new offer could rack up \$41 million dollars of annual revenue.

In other major cosmopolitan cities, these types of suites are not an aberration. In New York, space comes at a premium so The Ritz-Carlton, Central Park has recently undergone a full renovation that includes The Presidential and The Royal Suite that sells for \$35,000 per night. Generating up to four bedrooms, the expansive living and dining room is also filled with specially commissioned photography from highly regarded artists, and tomes of fashion houses. While the price points are considerably lower than in Sin City, there is not a Learjet to fuel up or jewelry store to hit before the guest checks in.

According to Mr. Winfred van Workum,

general manager, “Generally, the suites are booked between 30 to 60 days prior to arrival. We are fortunate to welcome a wide variety of guests in the Legendary Suites including Heads of State, CEOs of Fortune 500 companies, as well as celebrities. Due to the large size of the suites and the ability to customize the number of bedrooms, the length of stay can last from three days up to a full month at times.”

The legendary Waldorf Astoria in New York (owned by Hilton) is undergoing a renovation which is set for completion in 2021, while the Beverly Hills property opened in 2017, takes discretion very seriously. The Presidential Suite at the West Coast flagship has a private screening room, private gym, and private kitchen all for \$25,000 a night. (They recently lowered that price to \$20,000.) According to General Manager Vanessa Williams, “The suite is usually occupied and generally booked up to several months in advance by a mix of international clientele who tend to stay for up to one month.” If it’s booked every night



Empathy Suite Bar at Palms Casino Resort



Empathy Suite Bedroom at Palms Casino Resort



Marilyn Monroe Bungalow at Beverly Hills Hotel



Howard Hughes Bungalow at Beverly Hills Hotel

for a year, the revenue from this suite can generate up to \$9,125,000.

Overseas, the demand to expand with bigger and better continues. The Rome Cavalieri Waldorf Astoria Penthouse holds a private roof garden, an art collection that includes a Warhol series, a Karl Lagerfeld sofa and taps made of Swarovski crystals, while the newly renovated Petronius Suite offers a Valcucine Kitchen furnished with state-of-the-art equipment for private dining and entertaining. Both run about \$12,244 per night.

Even world-renowned historic properties such as Dorchester Collection's The Beverly Hills Hotel has recently unveiled new bungalows themed after Hollywood legends - previous suites include Elizabeth Taylor and Frank Sinatra. The new Marilyn Monroe bungalow has a Chanel No. 5 perfume bar and a library of her films and books that runs a mere \$8,500 per night, and the mysterious Howard Hughes aviation-themed bungalow, in the same price point, has received the most interest perhaps because Hughes lived in the bungalows on and off for 30 years. These themed abodes are so popular with guests, and a Charlie Chaplin bungalow was just added at \$7,700 per night.

Around the world, more exotic locations in the Middle East and Africa are as well known for their topography as they are for luxe accommodations that yield a hefty price tag and travel industry buzz, even if you can only dream of staying there. The legendary names from Burj Al Arab Jumeriah in Dubai, United Arab Emirates, who offers a custom 24 karat gold iPad for guest staying in one of the popular \$10,000 per night Royal Suites, to the Grand Riad at Royal Mansour in Morocco surrounded by almost 20,000 sq. ft. of private gardens for over \$43,000 per night, is often booked 3 months in advance by visiting heads of state or an international family.

For many island escapes, having celebrity

clientele adds to the cache and the demand. At Anantara Kihavah Maldives Villas two bedroom over water pool residence offers guests a private infinity pool overlooking the lagoon along with glass bottom bathtubs and the option to charter your own private seaplane or yacht. Prices range from just under \$5,000 and go up to over \$30,000 per night for the Pavilion.

The villas are used for everything from private dinner parties to a vacation getaway for super models such as Kate Moss along with royalty, sports superstars and rock stars from Great Britain to Russia and Germany who tend to stay up to 2 weeks with up to a year in advance booking.

One of the most sought-after locations in the world is Laucala Island's Hilltop Residence (Leading Hotel of the World) in Fiji. This resort within a resort houses the main villa with a lap pool and two spacious guest villas that all come with a private cook, chauffeur, and nanny starting at \$45,000 per night. Managing Director, Peter Nilsson personally vets every booking request for the villa which usually is arranged three to five months out for ultra-high net worth individuals from different parts of the world who stay for up to 14 days.

As for the post-hurricane ravished Caribbean rebuilding is still underway but so are additions. Wymara Resort and Villas in Turks and Caicos has up 9,000 square feet of oceanfront accommodations in Turtle Tail with the areas only swim up platform. Six villas debuted in 2018 and more will be added in 2019 with a starting price of \$10,500 per night. "We made a strategic decision to develop a villa product in response to our guests," said Bruce Maclaren, co-developer and owner of Wymara Resort and Villas. "When we surveyed what was available in Turks + Caicos in terms of a contemporary and sleek Villa product, we discovered there was really no option that would appeal to today's discerning travelers that seek out

great design married with an incredible location. We believe our villas fill that void and we've received incredible feedback since their debut in summer 2018."

In the luxury market high suite hotel game, the apparent message is: 'build it and they will come.' ●



Penthouse Suite with Furnishings by Karl Lagerfeld at The Waldorf Astoria in Rome



Penthouse Suite Bathroom at The Waldorf Astoria in Rome

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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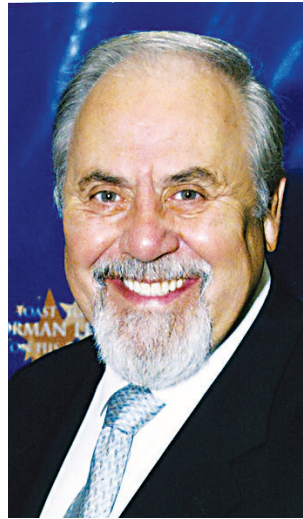
Birthdays



JODI GALEN
December 27



DENZEL WASHINGTON
December 28



GEORGE SCHLATTER
December 31



STEPHANIE HIBLER
December 31



BEN KINGSLEY
December 31



The 12th Annual Christmas Eve, "Fiddler on the Roof" sing-a-long was held again this year at nine screens across Los Angeles with sold-out crowds singing along and having fun, including the audience in Beverly Hills at The Fine Arts Theater. Pictured (from left): Greg Laemmle (originator of the annual Laemmle Christmas Eve "Fiddler On The Roof" sing-a-long); Tish Laemmle; Kenny Ellis (cantor/actor/singer/songwriter and the event's emcee who entertained the audience with memorable songs and fun facts about the film); Hilary Helstein (Los Angeles Jewish Film Festival Director and event sponsor); and Marc Horwitz ("Fiddler on the Roof" Event Producer). Photo by Aaron Ellis

(Montage continued from page 1)

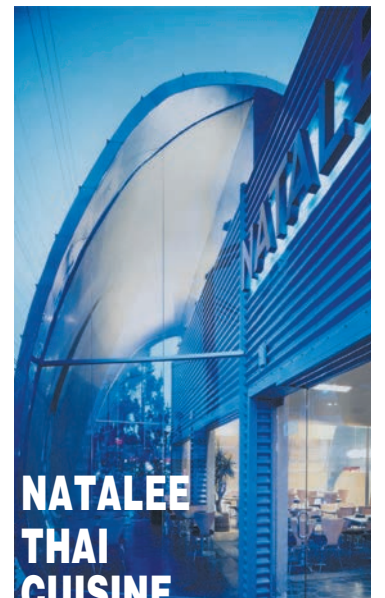
The Montage Beverly Hills purchase is the first in the U.S. for Maybourne, which plans to "reposition" and renovate the hotel to bring it more in line with the London properties. In its statement announcing the sale, Maybourne indicated that "the acquisition is part of a global expansion strategy bringing Maybourne's European luxury concept to new markets across the globe. Other hotels will be announced in due course."

"We are excited to have our first property outside of London, and where better than the city of Beverly Hills," said Maybourne's Paddy McKillen. "We plan to bring some of the inspiration and creative energy to Montage Beverly Hills that has made our London hotels so successful and much loved, but we never forget that the most important element of all our hotels is our staff and our guests."

When reached at their Knightsbridge headquarters on Christmas Eve, a spokesperson for Maybourne indicated that additional details about future plans for the Montage will be forthcoming in the New Year.



Roscoe is a four-year-old Schnauzer Poodle. He weighs 11 pounds and has been at the Shelter of Hope for a year. Why? Because he does not show well. He dislikes the interview process and doesn't warm up to anyone new until after spending about four days at home. Then, he's fine. Please help Roscoe find a new home for the New Year. Call 805-379-3538 or visit www.shelterhopepetshop.org.



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12/20/19 ISSUE

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PUZZLE ANSWERS
12/20/19 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
12/27/19

DOWN FOR THE COUNT
BY LAURA TAYLOR KINNEL / EDITED BY WILL SHORTZ

Laura Taylor Kinzel, of Newtown, Pa., teaches math and is the director of studies at a Friends boarding school near Philadelphia. She got her interest in crosswords at a young age through her grandmother, who used to solve the Sunday Times puzzle and ask for Laura's "help." The first crossword Laura made was a year-in-review puzzle for a 2018 Christmas letter. This puzzle is her debut in The Times. — W.S.

- ACROSS**
- 1 TV-screen inits.
 - 4 Steinfeld
 - 7 Cut (off)
 - 10 "Nope"
 - 13 Lucky strikes?
 - 15 Massage target
 - 17 Capital of Belarus
 - 19 Spa amenity
 - 20 1/x, for x
 - 24 Top type
 - 25 Hay-fever irritant
 - 26 Online payment option
 - 27 Record holder for the most Indianapolis 500 laps led (644)
 - 29 Lowly workers
 - 30 Mythical being depicted in bronze in Copenhagen Harbor
 - 31 Followers of dos
 - 32 Home of the N.C.A.A.'s Rhody the Ram, for short
 - 34 Director DuVernay
 - 36 Govt. org. often impersonated on scam calls
 - 37 Picked a card
 - 39 Abstainers ... or the central column's answers vis-à-vis 20-, 39-, 74- and 101-Across, respectively
 - 44 One in a pocketful
 - 45 Has finished
 - 47 Speed that would enable a 23-minute D.C.-to-L.A. flight
- DOWN**
- 1 Super Bowl trophy eponym
 - 2 Deep-fried doughy treats
 - 3 Picked nits
 - 4 ___ tear (athlete's injury)
 - 5 Thieves' place
 - 6 Yosemite attraction
 - 7 Hides one's true nature
 - 8 Group with the 2012 chart-topping album "Up All Night," to fans
 - 9 It's pitchfork-shaped
 - 10 "Why do you ask?" response
 - 11 The 1 in (1,2), in math
 - 12 Work times, typically
 - 14 Phaser setting
 - 15 Admiral Graf ___ (German W.W. II ship)
 - 16 Leaf (through)
 - 17 Bearing
 - 18 One might be taken in protest
 - 19 Longtime NPR host Diane
 - 21 Satellite inhabited continuously since 2000: Abbr.
 - 22 Complement of turtledoves in a Christmas song
 - 23 Obsolescent TV companion
 - 28 Paris's ___ La Fayette
 - 30 Disfigure
 - 33 ___ sleep
 - 35 Perturb
 - 38 "The Caine Mutiny" author
 - 39 End of some school names, for short
 - 40 Orbicularis ___ (eyelid-closing muscle)
 - 41 "We ___ Kings"
 - 42 What fools might make of themselves
 - 43 "Je ne ___ quoi"
 - 44 Joint winner of FIFA's Player of the Century award in 2000
 - 46 Top-level foreign-policy grp.
 - 49 Monopoly quartet: Abbr.
 - 51 Fold
 - 53 Fuel line
 - 54 Wallop
 - 96 College town of George Washington Carver
 - 98 Hither's partner
 - 99 "Absolutely!"
 - 101 Little Richard hit with "the most inspired rock lyric ever recorded," per Rolling Stone
 - 104 Sea eagle
 - 105 Many-time N.H.L. All-Star Jagr
 - 107 Sheepish
 - 108 Fashionable
 - 110 Nonbinary identity
 - 111 Focus of an egoist's gaze
 - 112 Magazine with annual Women of the Year Awards
 - 113 President Ford and others
 - 114 Traditional, if bulky, presents in Santa's bag
 - 115 Opening words?

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- 55 1935 Triple Crown winner
- 56 Top-ranked professional tennis player for a record 237 consecutive weeks
- 57 Ark contents
- 59 ___ fast one
- 60 Labor-day setting?
- 61 "Beau ___"
- 62 Signs off on
- 65 "I tell ya!"
- 66 Charlotte of "The Facts of Life"
- 69 Universal self, in Hinduism
- 70 Preserves something?
- 72 Houston A.L.'ers
- 73 Trump who wrote 2017's "Raising Trump"
- 75 Tiny margin of victory
- 76 When one usually goes through customs
- 77 Purple pool ball
- 78 Brushed up on
- 79 Lucky-ticket-holder's cry
- 84 Famed Chicago steakhouse
- 85 A couple of Bible books
- 87 Completely unrestrained
- 88 Tribute
- 89 Swollen, as a lip
- 90 Drain, as blood
- 92 Swiss dish
- 93 Derisive expressions
- 95 Runs smoothly
- 97 They can't do without does
- 100 Prefix for a polygon with 140° interior angles
- 101 Headed for overtime
- 102 A short rest, so to speak
- 103 He: Lat.
- 104 Top female baby name of 2014-18
- 106 Year that Michelangelo's "The Crucifixion of St. Peter" was completed
- 109 Things the Energizer bunny may need

ANSWERS FOUND IN NEXT WEEK'S PAPER...

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 25, 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 24, 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.

ASTM 129.00, Abraham Belai 86.38, Abraham Belai 20.80, Adam Asherson 23.90, Affirmed Medical Services 384.68, Afsameh Hakim 27.50, Alan Koplin 38.00, Alec Traub 21.67, Alex Vinnitsky 120.58, Alice Malouf 31.85, Alva or Julie Wade 38.00, Amadeus Restaurant 291.20, Ameritemp 309.45, Andrea Arms 75.36, Andrew & Lisa Lee 223.70, Angela Bruzzese 104.98, Anokye Creighton 23.72, Antoinette Jaccard 30.00, April Anthony 46.13, Arai Corp of America Inc 27.76, Arlen Alexander 141.62, Arlen Alexander 42.26, Artashes Tokmadjian 68.00, Arthur Pierson or Rena Kramer 38.00, Ary Lima 33.60, Bahadur or Ron Eghbali 38.00, Barbara Dozier 60.00, Barbara or James Kirk 38.00, Baron Chantal C or Sheffield LSG 38.00, Baruch Levy 38.00, Beate Aschoff 38.00, Bernadine Garcia 28.00, Beth Martin-Lichter 312.99, Beth Sternlieb 23.00, Beverly Stationers Inc 239.74, Bill Blankenship 285.63, Bill Ramsey 60.00, Bobbi Zifkin 150.00, Bobby Moussazadeh 35.00, Bobwell Productions 72.97, Bongiorno 25.00, Brad H. Dorsey 38.00, Bronislava Kaganovich 20.00, Brooke Walkow 41.06, Brynna Gauer 24.60, Bud T Porter 51.31, CAFI 30.00, Café Roma 40.00, Cal Chiefs

Communications 25.00, Cameron J Moulene 16.00, Carlos Lens 28.00, Carol Sauvion 60.00, Catherine Schatz 225.79, Cecil McNab 26.95, Ceres Bainbridge 45.00, Cereza A Marks 23.72, Cesareo Bernardo 38.00, Charan Levitan 450.00, Chonique L Sneed 15.98, Christine Nye 17.50, Christopher D. Brooke 38.00, Clay Hunt 38.00, D Disalvo or P Young 38.00, D. Remy or Julie Lynn Marple 38.00, Dana Ritter 167.15, Daniel Gamliel 23.68, Daniel Landver 22.90, Daniela London 26.00, Data911 250.00, David Reyes 43.00, David S. or Michelle M. Lamden 38.00, David Safran 79.17, Dean R. Varga 28.00, Deborah Farkas 79.11, Debra Dimaio 45.23, Debroch Clark 23.24, Deidre Franklin 40.00, Denise Rene 60.08, Diana Bryantseva 109.30, Diane Sher 41.72, Diane Sher 24.05, Dog Films 23.36, Dog Training Center of Calif 375.00, Donna Vierling 153.17, Doranea Silva 38.00, Edgar Mendieta 117.30, Edward H Kelly 83.12, Elizabeth Cortez 38.00, Elizabeth Jones 110.72, Elizabeth R. Rubin 22.95, Ellen MCGovern 51.50, Erin Grey 21.30, Eugene Tanner 380.00, Evan R Bogart 48.00, Exec Car LSG & Sivan 38.00, F. Kamali or J. Banafsheha 38.00, Farid Kamali or Jack Banafsheha 23.00, Farid Besharat or Jessica Farrah Anvar 38.00, Farid Pakravan 280.79, Frank Rodd 23.00, Frank Rodd 38.00, Frederic Berner 16.50, Frederic Brandfon 18.95, Gabriele Bailey 51.20, Gabrielle Gonzalez 38.00, George Dritsas 38.00, George Tyne 38.00, Gerardo Flores 23.00, Gordon Goodwin 180.00, GRC Int'L Inc 129.90, Gregory C Wilkinson 51.18, Guiti or Gahador Saviss 28.00, HCA Parnters 300.32, Hani Khalil 261.97, Hanivaty Fnu 21.25, Hary Hartjen 38.00, Hary Hartjen 38.00, Hazel Watts 284.00, Heather Nicksay 25.95, Heather Nicksay 46.00, Helen W Rogaway 71.65, Henry or Kimiko Kiyohara 35.00, Hilliard J. Stuart Inc. 39.65, Hiroto Uehara 28.00, Honey K Amado 18.93, Horn of The Moon Productions 27.50, Ilan Sharone 78.62, Int'L Paging Corp. 60.90, Iraj Eli Raguf 23.00, Irell & Manella 252.00, Irene Kim 23.00, Irene Kim 28.00, Ivan or Shelli Tollman 38.00, Jacques Fiorentino 38.00, Jakie Zarabian 77.50, Janine M Sherman 31.90, Jay or Lisa Stolper 38.00, Jeanette Agaronoff 38.00, Jeanette Heimberg 32.99, Jeff Cadarid 22.50, Jeff N. Davis 256.31, Jeff Sebens 38.00, Jeffery Eastman 20.87, Jenny Shechet 120.00, Jerry Black li 228.78, Joann

Alvarez 38.00, John Baylor 28.00, John Burnham Josselyn or Andrew Hunt 38.00, John Crawford 65.00, John Harding C/O BD Management 25.00, John Jewels Eubanks 38.00, John Lennertz 100.00, John or Donomy Snodgrass 38.00, John or Lucille Magana 65.00, Johnson Jodi or Cherun Jeff 38.00, Jonas Livingstone 38.00, Jonathan Calmus 24.26, Josmar Ricardo Santo Filho 28.00, Juan David De Jesus 100.90, Judith Hollombe 23.00, Julio or Berta Gomez 38.00, Karl or Wei Chaun Lin 38.00, Katherine or Emilio Fontana 38.00, Kathy Erdelyi 191.60, Katri P Tontti 27.15, Kena Chin 46.17, Kimberly or Peggy or Thomas Justice 38.00, Klary Stempel 52.18, Kyoko Ishikawa 82.50, LA Cellular 44.79, Lacoia Newsome 77.50, Laface 35.00, Lahn Kim 38.00, Lajos Koltai 129.24, Lbia M Seamon 24.95, Leslie C Beckwith 100.00, Lillian Mackey 72.81, Linda Best 23.00, Linday Gegenberg 61.93, London/Weekend Television 127.66, Long or Pauline W. Ellis 23.00, Long or Pauline W. Ellis 38.00, Luis Gascon 75.00, Lurene or Kelley Brooks 38.00, Majid Makhssoos 35.00, Marc Riffon 38.00, Margaret Penney 16.92, Margit Gordon 51.07, Maria Cardoza 38.52, Maria Miramontes 422.70, Mark Carapezza 25.97, Mark or Agnes Guban 25.00, Mark Randall Macur 38.00, Mark Randall Macur 38.00, Martin M. Schapira or Roberto Gorosticta 38.00, Mary T Kennedy 25.95, Mathew B. Herrell 38.00, Matthew L Sultan 81.41, Mc Service Co or Gonterman 38.00, Mehrshid Issari 45.49, Melissa Kenin 38.00, Melvin Rubio 31.10, Mercedes Limousine Svc or Hassani Mounir 33.00, Michael Faez 38.00, Michael Geszel 21.00, Michael M Gerardi 188.00, Michael or Valerie Collins or Valerie Kwan 38.00, Michael Thompson Books 297.00, Michael's Art Store 117.10, Michele or John Scott Ciganko 38.00, Mikhail or Maya Krotin 38.00, Mikhail or Maya Krotin 38.00, Mildred Simon 80.00, Mildred Simon 120.00, Minassie Yimer 134.55, Mirian Mori 20.00, Moise or Layla Arastoozad 38.00, Mojgan Benyamin 71.70, Naima Nemanim 83.59, Nat'L Guardian 124.35, Neely S Margo 30.16, Nikolay Vishmid or Leslie Naor Biringier 38.00, Norma Tarrow or Howard Irving 38.00, OCTOA 90.00, OCTOA 75.00, Oleg Fur 32.00, Olson Farms Inc 56.00, Oscar Alvarado 139.97, Pacific Rim Transport Inc. 97.00, Pamela Azar 38.00, Paperdirect Inc. 122.75, Patricia Graham 26.40, Patricia

Vicari 23.00, Paul or Margarette Laffitte 23.00, Peggy J Dewey 33.00, Pellec Chaim 38.00, Peter Steinberg 66.00, Peter Wolff 100.00, Phyllis Poplawski 91.00, Propaganda Films 233.61, PSSI 88.25, Quenton Segal or J. Nelstein 38.00, R & R 81.19, Rafael Esparza Ruiz 33.00, Rafail Golberg 20.00, Ramesh Akhtarzad 37.50, Randy Beard 33.00, Rani N Gowrinathan 23.10, Richard Contreras 29.67, Richard F Smith 40.56, Richard F Smith 41.56, Richard Franklin 129.43, Richard W. Williams 38.00, Robert L. Deming 38.00, Roberta R Soto 93.87, Rochelle Wright or Ron Adams 46.00, Roger Reese 27.00, Rolando Sanchez 38.00, Ronald or Leanna Watts 25.00, Roosa Toivonen or Team Fleet Financing 38.00, Russell Fleming 81.00, Ruth Baker 49.87, Ryan Cooper 247.15, S. Gi Lee or S. Kyn Chang 38.00, Scan-Natoa 25.00, Schoenhof'S Foreign Books 75.80, Sean Harrington 183.12, Sean Zantijab 422.70, Sg Cowen 20.00, Sharon Jean Reed 38.00, Sharon Zurflied 29.95, Sharon Shokri 30.00, Shelly Chen 70.00, Shred-It Calif Ince 149.85, SLBG Inc 374.97, Southern United Rent A Car 28.00, Stanley Lopez 23.00, Stapleton Development Concrete 75.00, Stephanie Catron 38.00, Steve Martinizzi 25.00, Steven Kamara 235.48, Steven Roberson 20.00, Sullivan & Porter Court Reporters 265.40, Suzanne Joelson 20.00, Svetlana Weber 63.00, Swami Atma 24.00, Swana 325.00, Sylvia Epstein & Gayle Levin 395.03, Tajgardoun Fereydoun or Ora Hakimi 38.00, Tanya Youssephzadeh 68.00, Tara Agace 38.00, The Film Makers Alliance 75.04, The Museum of TV & Radio 50.00, The Patina Group LLC 202.29, Thomas Cook Foreign Exchange 21.30, Tim Stolowski 412.00, Timothy or Sondra Maher 38.00, Todd Bradley 55.35, Tony Crittendon 20.00, Tracey L Bengier 41.00, Traci M Bank 15.29, Traffic Signal Assoc. Inc. 80.00, Trudy Rodgers 227.60, TVM Production, Inc 291.39, Twyla C. Williams 86.96, Urisa 20.00, Urisa 20.00, Vic or Melissa Cohen 255.00, Victor K 38.00, Victoria Brown 32.58, Virgin Records America Inc 259.68, Virginia Cohen 38.00, Vogue Magazine 159.53, Vogue Magazine 159.53, Warren Roston MD 20.00, Wendy Burnett 39.97, Westside Urban Forum 60.00, Westside Urban Forum 30.00, William Fields 190.61, William Lucas 279.46, Witt-Thomas Productions 185.18, Yaakov Wickzyk 38.00, Yonathan Araya 142.46.

NOTICE INVITING PROPOSALS

Project: El Rodeo School Campus Seismic Retrofit and Modernization Project

Owner: Beverly Hills Unified School District

Lease / Lease Back Contractor: ProWest Constructors, CSLB #: 706619

PROPOSAL RELEASE #3

PROPOSAL DATE: FEBRUARY 13, 2020
PROPOSAL TIME: 2:00 PM

PROPOSAL PACKAGES

- 19 Waterproofing
- 23 Doors, Frames, Hardware & Installation
- 24 Glass, Aluminum, & Skylights
- 25 Metal Studs, Drywall, Insulation, Plaster & Stucco – A,B,C
- 26 Metal Studs, Drywall, Insulation, Plaster & Stucco – D,E
- 27 Tile
- 28 Wood Floor & Finishing
- 29 Acoustical Ceilings
- 30 Epoxy Flooring
- 31 Flooring & VETM – A,B,C
- 32 Flooring & VETM – D,E
- 33 Painting & Special Coatings – A,B,C
- 34 Painting & Special Coatings – D,E
- 35 Specialties

Submit sealed proposals to: ProWest Constructors, 22710 Palomar Street, Wildomar, CA 92595. For Proposals in the amount of \$150,000 and over, a Proposal Bond in the amount of 10% of the Lump Sum Base Price shall accompany the Proposal. For Lump Sum Base Price amounts of less than \$150,000, Proposal Bond shall not be required.

Proposal Documents available January 7, 2020 at IB Reprographics (951) 682-1850, www.ibrepro.com and www.BidMail.com.

One non-mandatory Job Walk has been scheduled for Wednesday, January 15, 2020 at 8:00 AM. ATTENDANCE IS HIGHLY RECOMMENDED. Participants shall meet at El Rodeo School 605 Whittier Drive, Beverly Hills, CA 90210, front gate on Whittier Drive.

The project is a seismic retrofit and modernization of multi-story Buildings A, B, C, D and E encompassing +/- 122,250 SF of building area situated on a 6.5-acre site, originally constructed in 1927 as cast-in-place structures. The buildings are adorned with approximately 4,200 SF of historic Spanish Renaissance Revival cast stone clad facades receiving new reinforcing anchorage and an ornate tower whose dome will be removed and replicated to provide appropriate structural stability. The entire campus will receive a new fire alarm system, new fire protection throughout, new HVAC, electrical upgrades as well as new exterior windows including steel windows in Buildings A, B, and C. There are a total of (44) teaching stations that include (2) Computer Labs, (4) Science Classrooms, (2) Music Classrooms, (1) STEM Classroom, and (1) Media Center. The 679-seat auditorium, with a mezzanine level, includes the replication of the original ceiling as well as incorporating new theater rigging and audio-visual systems. The majority of the 6.5-acre site will include new accessible path of travel throughout including new asphalt paving, concrete paving, artificial turf field, landscaping, irrigation, fencing, and (3) shade shelters.

Prequalification of MEP Subcontractors. In accordance with California Public Contract Code section 20111.6, all mechanical, electrical or plumbing ("MEP") Subcontractors of any tier (contractors that hold C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 or C-46 licenses), must be prequalified. All MEP Subcontractors holding any of the licenses listed must be prequalified. This prequalification requirement for MEP Subcontractors applies even if the subcontractor will perform, or is designated to perform, work that does not require one of the licenses listed above, but the subcontractor **holds** one of the licenses listed above.

The purpose of the proposal is to enable ProWest Constructors to select the most qualified firm that provides the best value to ProWest Constructors and the District and with whom ProWest Constructors will subcontract. Based on the received proposals, ProWest Constructors will create a list of the highest-ranking respondents, based on a best value selection criteria and will identify the selected firm(s) to enter negotiations for specific scopes of work to be subcontracted. Formal award of any subcontracts will not occur unless and until the District has reviewed and approved the scope and price of the subcontracted work.

ProWest Constructors reserves the right to request additional information at any time, which in its sole opinion, is necessary to assure that a proposer's competence, business organization, and financial resources are adequate to perform the requested work. ProWest Constructors also reserves the right to reject any or all proposals and to waive any informality or nonsubstantive irregularity in any proposal.

Contact Lease / Lease Back Contractor, ProWest Constructors – (951) 678-1038 for further information.

Published December 27, 2019 & January 3, 2020

Public Notices

ORDINANCE NO. 19-O-2797

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

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

Section 1. Legislative Findings.

(1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

(2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California, and Beverly Hills real estate market remains very expensive within the region.

(3) California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.

(4) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.

(5) The California Legislature has declared a statewide housing emergency, to be in effect until January 1, 2025.

(6) The City of Beverly Hills is in the process of studying various options for providing affordable housing units in the City, including an inclusionary housing program. The process may be lengthy, and because the further development that does not provide for or help fund affordable housing will exacerbate the statewide housing emergency declared by the California Legislature, the City Council wishes to adopt an interim ordinance that will take effect immediately and preserve the status quo while permanent standards are studied and formulated.

(7) A number of development projects have been, and are expected to be proposed in the City that have the potential to impact the health, safety, and welfare of residents in the City. In addition, community members have raised concern about the adequacy of noticing for such projects, and the need to provide notice to allow public participation in land use decisions. As such, the City of Beverly Hills is in the process of studying changes to the public noticing requirements for certain projects in order to ensure the public is adequately informed about pending projects. This process may be lengthy and therefore the City Council wishes to adopt an interim ordinance that will take effect immediately to ensure that community members are adequately informed of pending projects and able to participate in the public review process.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying or intends to study within a reasonable period of time.

Section 3. Urgency Findings.

The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare and that continued larger residential development and redevelopment that does not include provisions for affordable housing constitutes a threat to the public health, safety or welfare. As described in Section 1, continued residential development that does not make provisions to address affordable housing needs in the City could threaten the health, safety and welfare of the community through loss of existing residential units that tend to be more affordable, and through continued development of housing that is not affordable to the vast majority of the community and surrounding areas. Additionally, the development of market rate housing without an inclusionary housing ordinance will exacerbate the demand for affordable housing. To preserve the public health, safety and welfare, the City Council finds that it is necessary that this ordinance take effect immediately to prevent such harm.

The City Council finds and determines that there is the potential for an immediate threat to the public health, safety, or welfare due to the nature of some development projects that are proposed or are expected to be proposed in the future in the City. As described in Section 1, there is a need to enhance the public noticing for such projects to ensure that members of the public that could potentially be impacted by such projects are adequately informed and able to actively participate in land use decisions in the community. To preserve the public health, safety, and welfare, the City Council finds that it is necessary that this ordinance take effect immediately pursuant to Government Code Section

65858 to prevent such harm.

Section 4. Prohibition On Residential Development that Fails to Comply with Inclusionary Housing Requirements

Notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, residential development projects, as defined herein, are prohibited unless the project complies with the following requirements:

1. Purpose.

The provisions of this interim ordinance establish standards and procedures that encourage the development of housing that is affordable to a range of households with varying income levels and prohibit approval of projects that fail to comply with its requirements. The purpose of this interim ordinance is to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units is in proportion with the overall increase in new housing units and to provide interim standards and procedures while the City studies permanent legislation to address affordable housing needs in the community, including a consideration of a permanent inclusionary housing program.

2. Definitions.

As used in this ordinance, the following terms shall have the following meanings:

Adjusted for household size appropriate for the unit means for a household of one (1) person in the case of a studio unit, two (2) persons in the case of a one-bedroom unit, three (3) persons in the case of a two-bedroom unit, four (4) persons in the case of a three-bedroom unit, and five (5) persons in the case of a four-bedroom unit.

Affordable housing cost means the total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:

A. Very low-income households, rental or for-sale units: Thirty (30) percent of fifty (50) percent of the Los Angeles County median income.

B. Low-income households, rental units: Thirty (30) percent of sixty (60) percent of the Los Angeles County median income.

C. Low-income households, for-sale units: Thirty (30) percent of seventy (70) percent of the Los Angeles County median income.

D. Moderate-income households, rental units: Thirty (30) percent of one hundred ten (110) percent of the Los Angeles County median income.

E. Moderate-income households, for sale units: Thirty-five (35) percent of one hundred and ten (110) percent of the Los Angeles County median income.

Developer means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks city approvals for all or part of a residential development.

Development agreement means an agreement entered into between the city and a developer pursuant to California Government Code section 65864 et seq.

Director means the city's Director of Community Development.

Dwelling unit means one (1) or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and bathroom facilities for the exclusive use of a single household.

HCD means the California Department of Housing and Community Development.

HUD means the United States Department of Housing and Urban Development.

Inclusionary housing agreement means a legally binding agreement between a developer and the city, in form and substance satisfactory to the director and city attorney, setting forth those provisions necessary to ensure that the requirements of this section are satisfied.

Inclusionary housing plan means the plan referenced in section 6 below, as may be augmented by administrative guidelines formulated by the Director of Community Development, which sets forth the manner in which the requirements of this section will be implemented for a particular residential development.

Inclusionary housing trust fund shall have the meaning set forth in subsection below.

Inclusionary unit means a dwelling unit that will be offered for occupancy by very-low, low-, or moderate-income households, at an affordable housing cost, pursuant to this

section.

In-lieu fee means a fee paid to the city by a developer instead of providing the required inclusionary units within the residential development.

Low-income households means households whose gross income is greater than fifty (50) percent and does not exceed eighty (80) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

Market rate units means those dwelling units in a residential development that are not inclusionary units.

Moderate-income households means households whose gross income is greater than eighty (80) percent and does not exceed one hundred and twenty (120) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

Residential development means the construction, development, or subdivision of property, including condominium conversions, resulting in five (5) or more lots or dwelling units, including dwelling units in mixed-use projects.

Very-low-income households means households whose gross income is equal to fifty (50) percent or less of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

3. Applicability.

A. This section shall apply to all residential developments, as defined herein, where the lots or units will be offered for sale or for rent, and when the development application or applications for the residential development is deemed complete after the effective date of this ordinance.

B. Notwithstanding subsection A, inclusionary units shall not be required for any project for which the city enters into a development agreement or for a project that is otherwise exempt under state law.

4. Inclusionary unit requirements.

A. Inclusionary units shall be reserved for very low-, low- and moderate- income households, and offered at an affordable housing cost, as follows:

1. For residential development projects with five (5) or more but less than ten (10) residential units, the developer shall provide one (1) unit affordable to low-income households, but shall have the option of paying a fee in lieu of constructing the unit pursuant to the following schedule:

| Number of Units in Building | In Lieu Fee (per square foot of development in building) |
|-----------------------------|--|
| 5 Units | \$58 |
| 6 Units | \$70 |
| 7 Units | \$82 |
| 8 Units | \$93 |
| 9 Units | \$105 |

2. For all newly constructed rental residential developments with ten (10) or more residential units, a minimum ten (10) percent of all the units in the development shall be rented to and occupied by very low-income, low income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

3. For all condominium conversion projects and newly constructed condominiums in a residential or mixed-use development with ten (10) or more residential units, a minimum ten (10) percent of all the units in the development shall be rental units and rented to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

4. For all residential developments that are single-family subdivisions, a minimum ten (10) percent of all the units in the development shall be sold to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

5. When only one affordable dwelling unit is constructed, it may be allocated for a very low, low or moderate income household. When two or more affordable units are constructed, the units shall be allocated alternately with the first unit allocated for a low or very low income household and the second allocated for a moderate income

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Public Notices

household, alternating between low or very low, and moderate income until all units are assigned a level of affordability.

B. The city shall set on an annual basis, or as otherwise needed, the maximum allowable rents and sales prices for inclusionary units, adjusted for family size.

C. In calculating the required number of inclusionary units in section A.1., section A.2, and section A.3, fractional units of one-half (.50) or above shall be rounded up to a whole unit.

5. Housing plan.

Along with an application for a residential development, a developer shall submit a housing plan to the Director of Community Development setting forth in detail the manner in which the provisions of this ordinance will be implemented for the proposed residential development. No application shall be deemed complete until the developer has submitted a complete housing plan.

6. Inclusionary housing agreement.

For residential developments providing inclusionary units on-site, an inclusionary housing agreement is required. Such agreement, which shall include provisions and terms for meeting the requirements of this section, shall be approved by the city manager and city attorney, and recorded as a deed restriction against the property prior to issuance of either a grading or building permit, whichever comes first.

7. Standards for inclusionary units.

A. All inclusionary units shall be:

1. Reasonably dispersed throughout the residential development.

2. Proportional, in number, bedroom size and location, to the market rate units.

3. Comparable with the market rate units in terms of the base design, appearance, materials and finished quality.

B. All inclusionary units in a residential development shall be made available for occupancy concurrently with or prior to the occupancy of the market rate units. In the event the city approves a phased project, the inclusionary units required by this section shall be provided proportionally within each phase of the residential development.

C. Inclusionary units shall remain restricted for owner-occupancy by the target income category at the applicable affordable housing cost for a period of not less than forty-five (45) years. At the request of the owner-occupants who initially occupy the inclusionary unit and subsequently seek to sell the inclusionary unit, the city may impose the equity sharing agreement rules included in California Density Bonus Law, currently codified as Government Code section 65915(c)(2), instead of requiring the aforementioned restriction for forty-five (45) years.

D. Inclusionary units in rental residential developments shall remain restricted for occupancy by the target income category at the applicable affordable housing cost for a period of not less than fifty-five (55) years.

E. The occupancy of the inclusionary units shall be governed by the terms of the inclusionary housing agreement recorded as a deed restriction against the property.

8. Implementation and enforcement.

A. The city council may adopt administrative guidelines to assist in implementing and administering this section.

B. Any violation of this section constitutes a misdemeanor.

C. The provisions of this section shall apply to all owners, developers, their agents, successors, and assigns that propose a residential development, occupy an inclusionary unit, or both. All inclusionary units shall be sold or rented in accordance with this section and any regulations and administrative guidelines adopted pursuant to this section.

D. Any individual who sells or rents an inclusionary unit in violation of the provisions of this section, the guidelines, or the inclusionary housing agreement shall be required to forfeit to the city all monetary amounts obtained in violation of those provisions. Recovered funds shall be deposited into the inclusionary housing trust fund.

E. The city may institute any appropriate legal actions or proceedings necessary to ensure compliance with this section, including, but not limited to:

1. Actions to revoke, deny, or suspend any

permit, including a building permit, certificate of occupancy, or discretionary approval; and

2. Actions for injunctive relief or damages.

F. In any action to enforce this section or an inclusionary housing agreement recorded hereunder, the city shall be entitled to recover its reasonable attorney's fees and costs.

9. Affordable Housing Trust Fund.

A. There is an established separate fund of the city, known as the Affordable Housing Trust Fund. All monies collected by the city pursuant to this section shall be deposited in the Affordable Housing Trust Fund.

B. The monies in the fund and all earnings from investment of the monies in the fund shall be expended to provide housing affordable to very low-income, low-income, and moderate-income households in the city. Such expenditures may include, but shall not be limited to, the costs of administration, monitoring, and compliance for the city's affordable housing program, as further explained in subsection C.

C. For the purpose of this section, providing housing affordable to very low-, low-, and moderate-income households may include, but is not limited to, expending funds for the following: development of affordable units; acquisition of property for the development of such units; subsidies for the construction of such units; maintenance of affordable housing; partnering with affordable housing developers; conversion of existing market rate units to very low-, low- and moderate-income for-sale or rental units; subsidies for covenants to create or preserve very low-, low-, and moderate-income units; substantial rehabilitation of very low-, low-, and moderate-income units; and costs to administer the Affordable Housing Trust Fund and inclusionary housing program.

10. Administrative fees.

The City Council may by resolution establish reasonable fees and deposits for the administration of this chapter."

Section 5. Prohibition On Development Applications that Fails to Comply with Certain Public Notification Requirements.

Notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, approval of a planning application that is deemed complete after the effective date of this ordinance is prohibited unless the project complies with the requirements of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code with the following modifications:

1. Notwithstanding Subsections "B", "C", and "D" of Section 10-3-251 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-3-251 without amendment:

"10-3-251: TYPES OF NOTIFICATION:

The following types of notification may be required as specified in chapters 2, 3, 4, and 8 of this title:

A. Notice of Planning Commission Application: Notice informing recipients that a project has been filed with the City that requires review by the Planning Commission.

B. Notice Of Pending Action: Notice informing recipients that the Director of Community Development intends to take certain action on an application in advance of a final action.

C. Adjacent Neighbor Mailed Notice: Notice informing neighbors located adjacent to a project site in a single-family, multifamily, or commercial- residential transition zones that an application has been filed for a project requiring Planning Commission review.

D. Notice Of Public Hearing: Notice informing recipients that a public hearing will be held before a decision making or reviewing authority.

E. Notice Of Action: Notice informing recipients that a decision making or reviewing authority has taken action on an application, which begins an applicable appeal period."

2. Notwithstanding Subsections "B", "C", "D", and "E" of Section 10-3-252 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-2-252 without amendment:

"10-3-252: NOTIFICATION METHODS:

B. Standard Mailed Notice: The Director shall provide mailed notice as follows, subject to the public notice guidelines:

1. Mailed Notices Required:
a. Director Level Mailed Notices: Director level decisions require the following mailed notices:

(1) Notice Of Pending Action: Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(2) Notice Of Action: Mailed in accordance with the requirements in this section and the City's public notice guidelines.

b. Commission Level Mailed Notice: Commission level decisions require the following mailed notices:

(1) Notice of Application: This notice is required for Planning Commission cases located in either a multi-family zone or a residential-commercial transition zone. This notice is to be mailed in accordance with the requirements of this section and the City's public notice guidelines. The intent of this notice is to provide basic project information and City contact information to recipients of the notice.

(2) Notice Of Public Hearing: Mailed in accordance with the requirements in this section and the City's public notice guidelines. In addition, any notice of City Council hearing shall be mailed in accordance with the requirements for commission mailing in this section and published in accordance with the newspaper mailing guidelines of this chapter.

2. Notification Period:

a. Notices of Application shall be mailed within forty five (45) days of the receipt of the application by the City.

b. Notices of Pending Action and notices of public hearing subject to this section shall be mailed at least twenty (20) days prior to such action or hearing by the reviewing authority.

c. Notices of action subject to this section shall be mailed within five (5) days after issuance of a decision by the reviewing authority. The mailing of a notice of action denotes the beginning of the appeal period.

3. Notification Radius: Mailed notice shall be sent to properties in accordance with section 10-3-253 of this article. In the event that a portion of the radius captures properties both in the Hillside or Trousdale Areas and the Central Area of the City, noticing of the block face shall not be required for those properties located in the Hillside or Trousdale Areas.

4. Recipients: All mailed notices shall be delivered by United States mail, postage paid, to the following:

a. All property owners of record and residential occupants of property within the notification area given in subsection 10-3-253A of this article, measured from the exterior boundaries of the property involved in the application.

b. Any person or group who has filed a written request for notice regarding the specific application.

c. If the project involves a subdivision map, mailed notice shall be given to any owner of mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code, as required by Government Code section 65091(a)(2).

d. If considering an adoption or amendment of policies that affect drive-through facilities, notice shall be given to the blind, aged, and disabled communities as required by Government Code section 65090(d).

5. Notification List: The applicant shall provide a list of property owners and occupants within the notification area given in subsection 10-3-253A of this article and shall sign an affidavit verifying that the list has been prepared in accordance with the procedures outlined in this section and the City's public noticing guidelines. Applicants for subdivisions shall also provide a list of all owners of mineral rights who have recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code.

a. Property Owner Notice: The last known name and address of each property owner as contained in

the records of the Los Angeles County Assessor shall be used.

Continue to page 22 >>>

Public Notices

b. Occupant/Tenant Notice: The addresses of each residential occupants/tenants shall be used. The notice may be addressed to "occupant" or "tenant".

c. Adjacent Neighbor Mailed Notice: The Director shall provide adjacent neighbor mailed notice as followed:

1. Adjacent Neighbor Mailed Notice Required: In addition to any other public notice requirements set forth in this section, this notice shall be required for projects in single family, multi-family, and commercial-residential transition zones that require review by the Planning Commission.

2. Notification Period: Adjacent Neighbor Mailed Notice shall be sent within forty five (45) days of the receipt of an application and the payment of fees for an entitlement that requires review and approval by the Planning Commission.

3. Notification Radius: Adjacent Neighbor Mailed Notice Shall be sent to all properties within a 100-foot radius of the project site.

4. Method of Mailing: Adjacent Neighbor Mailed Notice shall be sent via private courier service with the ability to track delivery of the notice.

5. Contents of Notice: The Adjacent Neighbor Mailed Notice shall include, at a minimum, the project address, general scope of the proposed project at the time of application submittal, entitlement(s) being requested, and contact information for the project planner.

d. Newspaper Notice: Where a newspaper notice is required by this section, before the date of a public hearing the Director shall cause to be published a notice in at least one newspaper of general circulation in the City at least twenty (20) days prior to the public hearing.

e. Electronic Notice: Notice may also be provided by electronic means such as e-mailed notice, posted notice on the City's website, or other means determined by the Director."

3. Notwithstanding Subsection "A" of Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code development applications must comply with the following amended language, and with all other provisions in 10-2-253 without amendment:

"NOTIFICATION REQUIREMENTS:

A. Standard Requirements:

| Public Notice Requirements For Development Applications | On-Site Posted Notice 20-Day | Newspaper Notice 20-Day | Mailed Notice 20-Day |
|--|--|-------------------------|--|
| Architectural review: | | | |
| Director: Director level projects can be processed administratively and include: minor landscape approvals, some commercial signs, and minor exterior changes to multi-family and commercial buildings (paint color changes, replacing like for like elements). These permits are generally processed at the planning counter. | None | None | None |
| Commission: Commission level projects must be reviewed by the City's Architectural Commission (AC) and include: sign accommodations, most commercial signs, facade remodels for commercial and multifamily buildings, new construction of commercial and multifamily buildings, and landscaping for commercial and multifamily projects. | Only projects in multi-family residential zones | None | None |
| Cultural heritage: | | | |
| Director: Director level projects can be processed administratively and include Certificate of Review for District Non-Contributor and Director's determination of ineligibility. | Certificate of appropriateness for designated landmarks and contributing properties: See section 10-3-3219 of this chapter | | |
| Commission: Commission level applications include projects that are reviewed by the City's Cultural Heritage Commission (CHC). The CHC recommends to the City Council on landmark or historic district designation ¹ nominations and Mills Act contracts. The CHC acts on Certificates of Appropriateness for Designated Landmarks and Contributing Properties, certificates of ineligibility, and certificates of economic hardship. | Certificate of ineligibility: See section 10-3-3221 of this chapter Landmark or historic district designation: See section 10-3-3215 of this chapter Certificate of economic hardship: See section 10-3-3220 of this chapter | | |
| Design review: | | | |
| Director: Director level projects can be processed administratively and include single family home remodels and new homes in the Central Area of the City that are determined to be "track 1". | None | None | Owner/applicant |
| Commission: Commission level applications include projects that are reviewed by the City's Design Review Commission (DRC) including single family home facade remodels and new homes in the Central Area of the City that are determined to be "track 2". | Yes | None | Central Area: 100 foot radius + block-face |

| Planning Review: | Yes | No | Hillside and Trousdale: 300 foot radius | Central Area: 100 foot radius + block-face |
|--|-----|----|--|--|
| Director: Director level includes applications that can be reviewed and approved by staff. | Yes | No | Hillside and Trousdale: 300 foot radius | Central Area: 100 foot radius + block-face |
| Accessory dwelling unit use Development plan review Game court fence In-lieu parking Large family daycare permit ¹ Lot line adjustment Minor accommodation Open air dining Overnight stay permit Planned development review R-1: Hillside, Central and Trousdale R-4 permit Reasonable accommodation ¹ Resolution of public convenience and necessity ¹ Tree removal permit ¹ View restoration ¹ | Yes | No | Hillside and Trousdale: 300 foot radius | Central Area: 100 foot radius + block-face |
| Commission/Council Level. | Yes | No | Standard Mailed Notice: | Hillside and Trousdale: 1,000 foot radius |
| Accessory dwelling unit use permit Amendment (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) ² Common interest development ^{1,2} Conditional use permit ² Density bonus permit ² Development plan review Extended hours permit ² Game court fence Game court location ² Historic incentive permit ² In-lieu parking Large family daycare permit ¹ Lot line adjustment Maps: tentative and parcel ² Minor accommodation Open air dining Overnight stay permit Planned development review R-1: Hillside, Central and Trousdale R-4 permit Reasonable accommodation ¹ Resolution of public convenience and necessity ¹ Specific Plan ² Tree removal permit ¹ Variance ² View restoration ¹ | Yes | No | Amendments (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) Conditional use permit Maps (tentative, and parcel) Specific Plan Variance | Standard Mailed Notice: Hillside and Trousdale: 1,000 foot radius Central Area: 1,000 foot radius + block-face Adjacent Neighbor Mailed Notice: 100 foot radius for projects in single-family, multi-family, and commercial-transition zones Notice of Pending Application: 1,000 foot radius + block-face |

Notes:

- Special noticing requirements apply, see subsection B of this section.
- Applications reviewed at the Commission/Council level only.

4. Development Applications shall also comply with a new Subsection "C" of Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, along with with all other provisions in Article 2.5 without amendment:

"C. NEIGHBORHOOD MEETING:

A neighborhood meeting shall be held for all projects located in a commercial-residential transition area as defined in Section 10-3-1951 of this chapter that require review by the Planning Commission, or for projects located in multi-family zones that require review by the Planning Commission. The neighborhood meeting shall be prior to submittal of an application to the City. Proof of neighborhood meeting shall be provided to the City as part of a complete application for such projects. Notice of the meeting shall be provided to owners and residential occupants within 1,000 feet plus block-face via standard mailed notice at least twenty (20) days prior to the meeting date. The purpose of the meeting is to inform participants about the pending application and to solicit initial feedback."

Section 6. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 7. 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 8. Approval and Extension of Ordinance.

This Ordinance, being an Interim Ordinance adopted 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 9. Publication.

The City Clerk 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.

ADOPTED: December 17, 2019

JOHN A. MIRISCH
Mayor of the City of Beverly Hills, California

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
Director of Community Development

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

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**

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

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& SHOPPING.
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elevator, controlled
access, laundry
facilities. No pets.
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Great Location!

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on-site laundry,
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SHOPS & DINING**

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120 S. Swall Dr.**

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balcony, intercom entry,
on-sight laundry, prkg.
Close to Cedars-Sinai,
Beverly Center,
shops, cafes
& transportation.
424/303-7142

**1-Block To
Cedars-Sinai Hospital
Beverly Hills Adj.**

310 S. Sherbourne Dr.
1 Bdrm.+1 Bath
Newly Remodeled.
Balcony, hardwood flrs.,
elevator, controlled
access pool, on-site
laundry, parking.
310/247-8689
Close to Dining,
Shops, Transportation

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The Carlton**
11666 Goshen Ave.
(o)(o)(o)(o)(o)

Very Spacious
1 Bd.+Den+1.5 Ba.
Single + 1 Bath
WiFi, central air/heat,
fireplace, walk-in
closet, balcony,
controlled access,
pool, elevator, parking,
laundry facility.
310/312-9871
Shopping & Dining in
Brentwood Village

440
UNFURNISHED
APTS/CONDOS

BRENTWOOD
11640 Kiowa Ave.

Newly Updated

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

Balcony, dishwasher,
a/c, heated pool,
WiFi, elevator
controlled access,
on-site laundry, prkg.

Close to
Brentwood Village,
Shops & Restaurants.
• 310/826-4889 •

• Brentwood •
11815 Mayfield Ave.

<<<<<
Newly Remodeled
• 1 Bd.+1 Ba.

Hardwood floors,
impressive living room,
dining room, balcony,
a/c unit, fridge, dish-
washer, walk-in closet,
intercom entry, laundry
facility, carport parking.
310/473-1509

Close: great restaurants,
shops, UCLA, beach.

BRENTWOOD
11988 Kiowa Ave.

• 1 Bd. + 1 Ba.

Large & Bright Unit.
Elevator, controlled
access, on-site
laundry facility,
balcony, parking.

Close to
Brentwood Village,
Shops
& Restaurants.
• 310/826-4889 •

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

• 1 Bd.+1 Ba. •

Large Unit
Wood+carpet floors,
spacious kitchen, dish-
washer, fridge, stove,
balcony, walk-in closet,
gated entry, pool, on-site
laundry, elevator. No pets.
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Close to Whole Foods,
Brentwood Park,
Tennis Courts.

Classifieds

| | | | | | | |
|--|---|--|---|---|---|---|
| <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> | <p>440 UNFURNISHED APTS/CONDOS</p> |
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| <p>Grand Opening BRENTWOOD's Most Spectacular Apartments 120 Granville Ave.</p> <p>• 2 Bd.+2 Ba.</p> <p>Large units, walk-in closet, custom kitchen, built-in washer/dryer, all appliances, hardwood floors throughout, some units w/ skylights+high ceilings. Health club, wifi, sauna, heated pool, controlled access, parking. • 424/272-6596 • Close to Brentwood Village, Restaurants, UCLA, Mt. Saint Mary's, & Transportation.</p> | <p>BRENTWOOD 11730 SUNSET BLVD.</p> <p>• NEWLY REMODELED</p> <p>• Jr. Executive</p> <p>• Rooftop pool, deck, central air, elevator, intercom entry, on-sight laundry, gym, parking. • Free WiFi Access • ~ 310/476-3824 ~ BRENTWOOD VILLAGE & U.C.L.A. CLOSE</p> <p>BRENTWOOD 11618 Kiowa Ave.</p> <p>• Newly Updated</p> <p>• Single</p> <p>A/C, internet access, pool, controlled access, on-sight laundry. No pets. Close to Whole Foods, Transportation and Restaurants. 310/826-4889</p> | <p>WEST L.A. 1628 Westgate Ave. ~ 1 Bd.+1 Ba. ~ Bright & Airy. Dishwasher, Intercom entry, on-sight parking, on-sight laundry facility. Close to transportation. 310/820-7828</p> <p>~ WEST ~ LOS ANGELES 12424 TeXas Ave. • 1 Bd.+1 Ba. • SPACIOUS UNIT.</p> <p>On-site laundry, covered parking, controlled access. 310/442-8265</p> | <p>• WESTWOOD • 550 Veteran Ave.</p> <p>• Single+1 Bath</p> <p>• 2 Bd.+2 Ba.</p> <p>Very spacious, granite counters, microwave, intercom entry, on-sight laundry, parking & WiFi. Very close to UCLA & Westwood Village. 310/208-5166</p> | <p>SANTA MONICA • Spacious • 3 Bdrm.+2 Bath Dishwasher, on-site laundry, parking. CLOSE TO FREEWAY & TRANSPORTATION. 310/449-1100 2600 Virginia Ave. CLOSE TO SANTA MONICA COLLEGE.</p> <p>SANTA MONICA 427 Montana Ave.</p> <p>Single</p> <p>Controlled access, garage, laundry facility. Close to Beach. 310/394-7132</p> | <p>CULVER CITY 3830 Vinton Ave.</p> <p>Single</p> <p>Pool, sauna, intercom entry, elevator, on-site laundry, parking. All Utilities Paid. 310/841-2367</p> <p>HOLLYWOOD 1769-1775 N. Sycamore Av.</p> <p>Single</p> <p>• Bachelor Controlled access, laundry facility. Utilities Included. 323/851-3790 Close to Everything.</p> | <p>~ KOREATOWN ~ 148 N. St. Andrews Pl. 2 Bdrm.+2 Bath ~Newly Remodeled~ Hardwood flrs., a/c unit, controlled access, pool, elevator, gated prkg., on-sight laundry, pool. 323/380-6792 Close to transportation, great restaurants.</p> <p>• KOREATOWN • 423 S. Hoover St. • 2 Bd.+2 Ba. • Balcony, air conditioning controlled access bldg., covered parking, laundry facility. 213/385-4751 Close to transportation, downtown & great restaurants.</p> |
| <p>GRAND OPENING Brand New 2018 Construction = BRENTWOOD = The Sanremo 417 S. Barrington Av.</p> <p>• 2 Bdrm.+ 2 Bath • 3 Bdrm.+ 2 1/2 Bath</p> <p>Open floor plan, high ceilings, French oak flrs+porcelain tiles, x-lrg. walk-in closets, stainless steel appliances, quartz countertops, pool, state of the art gym, laundry hook-ups, controlled access, prkg, free WiFi. Close to 405, Veterans Park & Brentwood Village. • 310/440-0208 • VERY UNIQUE • MUST SEE</p> | <p>WEST L.A. 1415 Brockton Ave.</p> <p>• 2 Bdrm.+2 Bath Patio, stove, dishwasher, on-sight laundry, parking. CLOSE TO SHOPS & RESTAURANTS. 310/479-0700</p> <p>WEST L.A. 1236 Amhearst Ave.</p> <p>• Spacious Units •</p> <p>• 1 Bdrm.+1 Bath • 2 Bdrm.+2 Bath Dishwasher, a/c, controlled access, on-site parking & laundry facility. 310/820-8584</p> | <p>WESTWOOD 10905 Ohio Ave.</p> <p>• 1 Bd.+1 Ba. • 2 Bd.+2 Ba.</p> <p>Wifi, Bright, controlled access, balcony, pool, e levator, laundry facility, prkg. Close To U.C.L.A. 310/477-6856</p> <p>• WESTWOOD • 10933 Rochester Ave.</p> <p>• Jr. Executive</p> <p>Spacious a/c, fireplace, pool, controlled access, laundry fac., prkg. • Free WiFi Access • 310/473-5061 Close To U.C.L.A.</p> | <p>L.A.'S FINEST, MOST LUXURIOUS APT. RENTAL * * * * *</p> <p>"The Mission" • Westwood •</p> <p>• 1 Bd.+1 Ba. • 2 Bd.+2 Ba.</p> <p>6-Month Lease Avail. * * * * * Every Extra Luxury custom cabinets, granite countertops, stone entry, pool, health club, spa. • Free WiFi Access • • Close to UCLA • 1350 S. MIDVALE AVE. L.A., 90024 Contact Mgr.: • 310/864-0319 •</p> <p>bhcourier.com</p> | <p>WILSHIRE CORRIDOR 10530-10540 Wilshire Bl.</p> <p>• 2 Bd.+1 Ba. • • 1 Bd.+1 Ba. •</p> <p>• Luxury Living • with valet, lush garden surrounding pool, gym, elevator, etc. Hardwood flrs., granite counters, dishwasher, central air, balcony, laundry facility. • Free WiFi • Call: 310/470-4474</p> | <p>* HOLLYWOOD * 1134 N. SYCAMORE AV.</p> <p>• 1 Bd.+1 Ba.</p> <p>Newly Remodeled Great Views Great views, controlled access, balcony, elevator, lrg. pool, prkg, on-sight laundry. HIKING IN RUNYON CANYON, HOLLYWOOD BOWL/NIGHTLIFE. 323/467-8172</p> <p>LOS ANGELES 401 S. HOOVER St.</p> <p>• 1 Bd. + 1 Ba.</p> <p>Control access, pool, dishwasher, elevator, on-site laundry and parking. 213/385-4751</p> | <p>KOREATOWN 269 S. Lafayette Park Pl.</p> <p>• STUDIO</p> <p>• 1 Bd.+1 Ba.</p> <p>• 2 Bd.+2 Ba.</p> <p>Hardwood/carpet/tile flrs., a/c, balcony, ceiling fans. Marble & granite counters, new stainless steel appliances, dishwasher, fridge, microwave. Controlled access, laundry facility, gated parking. Club house, enclosed pool, jacuzzi, gym, wifi. Pets OK. 213/302-2674 Close to Downtown, transit & great dining</p> |

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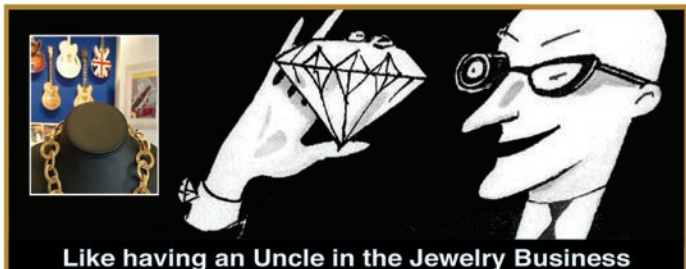
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California Bans Mandatory Employment Arbitration Agreements

Effective Jan. 1, 2020, Assembly Bill 51 will prohibit employers from requiring employees to waive forum or procedure rights under the Fair Employment and Housing Act or the Labor Code in favor of arbitration as a condition of employment, continued employment or the receipt of any employment-related benefit. AB 51 also prohibits an employer from retaliating against any employee who refuses to consent to the waiver of such rights. For the sake of clarity, the new law states that an agreement that permits an opt-out of a waiver or which requires any affirmative action on the part of the employee to preserve his or her rights is deemed a condition of employment and is thus prohibited. Agreements to arbitrate disputes entered into voluntarily are still permitted, as are arbitration provisions included within negotiated severance and settlement agreements. Employers who violate the law are subject to injunctive relief, attorney's fees and "any other remedies available".

This law has been coming for a long time. Governor Brown vetoed two prior efforts to pass similar legislation, AB 3080 in 2018 and AB 465 in 2016. However, acting with the support of labor unions and various plaintiffs' attorney groups, Governor Newsom signed AB 51, seemingly without

hesitation. In so doing, the Governor and the Legislature may have greatly restricted a California employer's ability to control the expense and inconvenience of litigation through arbitration.

I write "may" because it is not yet clear what the impact of the Federal Arbitration Act will be on AB 51. The FAA applies to any transaction where the parties are involved in interstate commerce and favors the enforcement of private arbitration agreements. As such, the FAA generally serves to preempt state law that disfavors the enforcement of arbitration agreements. State laws that govern the procedures of arbitration, however, are not subject to preemption based on the FAA. The California Legislature has attempted to avoid this issue by inserting language in AB 51 that the new law is not intended to "invalidate a written arbitration agreement that is otherwise enforceable under the Federal Arbitration Act". Is AB 51 purely procedural in nature or does it disfavor the enforcement of arbitration agreements between employers and employees? It will be left for the courts to determine if the FAA will preempt AB 51 in legal challenges which are sure to come in the very near future.

In the meantime, California employers preferring arbitration in employment disputes should obtain signed mandatory arbitration agreements from employees

before year end.

DISCLAIMER:

This is essentially the random thoughts and opinions of someone who lives in the trenches of the war that often is employment law—he/she may well be a little shell-shocked. So if you are thinking "woohoo, I just landed some free legal advice that will fix all my problems!", think again. This is commentary, people, a sketchy overview of some current legal issue with a dose of humor, but commentary nonetheless; as if Dennis Miller were a lawyer...and still mildly amusing. No legal advice here; you would have to pay real US currency for that (unless you are my mom, and even then there are limits).

But feel free to contact us with your questions and comments—who knows, we might even answer you. And if you want to spread this stuff around, feel free to do so, but please keep it in its present form ('cause you can't mess with this kind of poetry). Big news: Copyright 2019. All rights reserved; yep, all of them.

BY KELLY O. SCOTT

Kelly O. Scott, Esq., head of Ervin, Cohen & Jessup's Employment Law Department, has practiced employment law for more than 30 years.

Police Blotter

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

BEVERLY HILLS GRAND THEFT

12/21 - 400 Block Roxbury Dr.

12/20 - 300 Block Rodeo Dr.

VANDALISM

12/20 - Camden Dr. and Santa Monica Blvd.

VEHICLE

12/20 - 9600 Block Brighton Way

12/20 - 400 Block Beverly Dr.

12/20 - 400 Block Bedford Dr.

12/20 - 9600 Block Brighton Way

WEST LOS ANGELES ASSAULT

12/22 - 11400 Block Tennessee Ave.

BURGLARY

12/20 - 1900 Block Benecia Ave.

12/20 - 11600 Block Goshen Ave.

GRAND THEFTS

12/21 - 400 Block Roxbury Dr.

ROBBERIES

12/22 - 1100 Block W. Pico Blvd.

PETTY THEFTS

12/21- 10800 Block Wellworth Ave.

12/21- 11600 Block Wilshire Blvd.

12/20 - 1300 Westwood Blvd.

VANDALISM

12/20 - 1700 Block Franklin St.

VEHICLE

12/22 - 2300 Block Greenfield Ave.

12/21 - 11800 Texas Ave.

12/20 - 11600 Block Iowa Ave.

TODAY'S BIRTHDAY (Dec. 27). You go into this solar year with stellar ideas. For best luck, turn them into a detailed plan in the next 10 days. A project will be a solar journey in February. Then in marches the crew to your dream boat. See more of the world, and get involved with your prospects before you make an investment in the spring. Gemini and Leo adore you. Your lucky numbers are: 6, 4, 44, 39 and 10.

ARIES (March 21-April 19). Every successful person has a story of pain. It's what makes attainment worthwhile. While you don't seek pain, you don't run from it, either. You learned long ago that the only way out is through.

TAURUS (April 20-May 20). Announcing your plan is dicey. What if then you don't follow through? What if telling everyone is so exciting that actually doing it seems far less fun and you lose motivation? Stay driven. Keep your intentions on the down low.

GEMINI (May 21-June 21). Some of the big thinkers have declared the power of thought immeasurable, while others categorize thought's usefulness differently, downgrading it from the wisdom of just being. What's your take?

CANCER (June 22-July 22). In over your head? That's what those swimming lessons were for. All the same rules apply. Don't thrash. Make the moves that will get you to the surface where you can float.

LEO (July 23-Aug. 22). Everyone around wants you to succeed. Even the ones who know they'll be jealous are rooting for you nonetheless. Launch now while the wind is beneath your wings.

VIRGO (Aug. 23-Sept. 22). Your expectations will be revealed through your behavior. They will learn your rules by the reactions you give when your expectations are unmet, met or surpassed.

LIBRA (Sept. 23-Oct. 23). Changing your learning habits changes everything. Having greater knowledge of an area will allow you to master it and be rid of a certain related problem forever.

SCORPIO (Oct. 24-Nov. 21). Find someone who has danced in this field before and knows where all the slippery slopes, rabbit holes and traps are. Connect; ask questions; request guidance; take a lesson; make a plan.

SAGITTARIUS (Nov. 22-Dec. 21). Some people don't like it when people tell them more than they wanted to know, but for you it's pure entertainment. They'll spill their colorful pasts and secret intentions. Riveting!

CAPRICORN (Dec. 22-Jan. 19). You are living a truly interesting life and have interesting things to talk about, although you may not realize it until you have the benefit of contrast. Go forward and converse.

AQUARIUS (Jan. 20-Feb. 18). Facts don't get to be facts just by showing up factually. That's why publishers, law enforcement and parents of teenagers apply the magic of fact-checking. Apply the same rules to feelings.

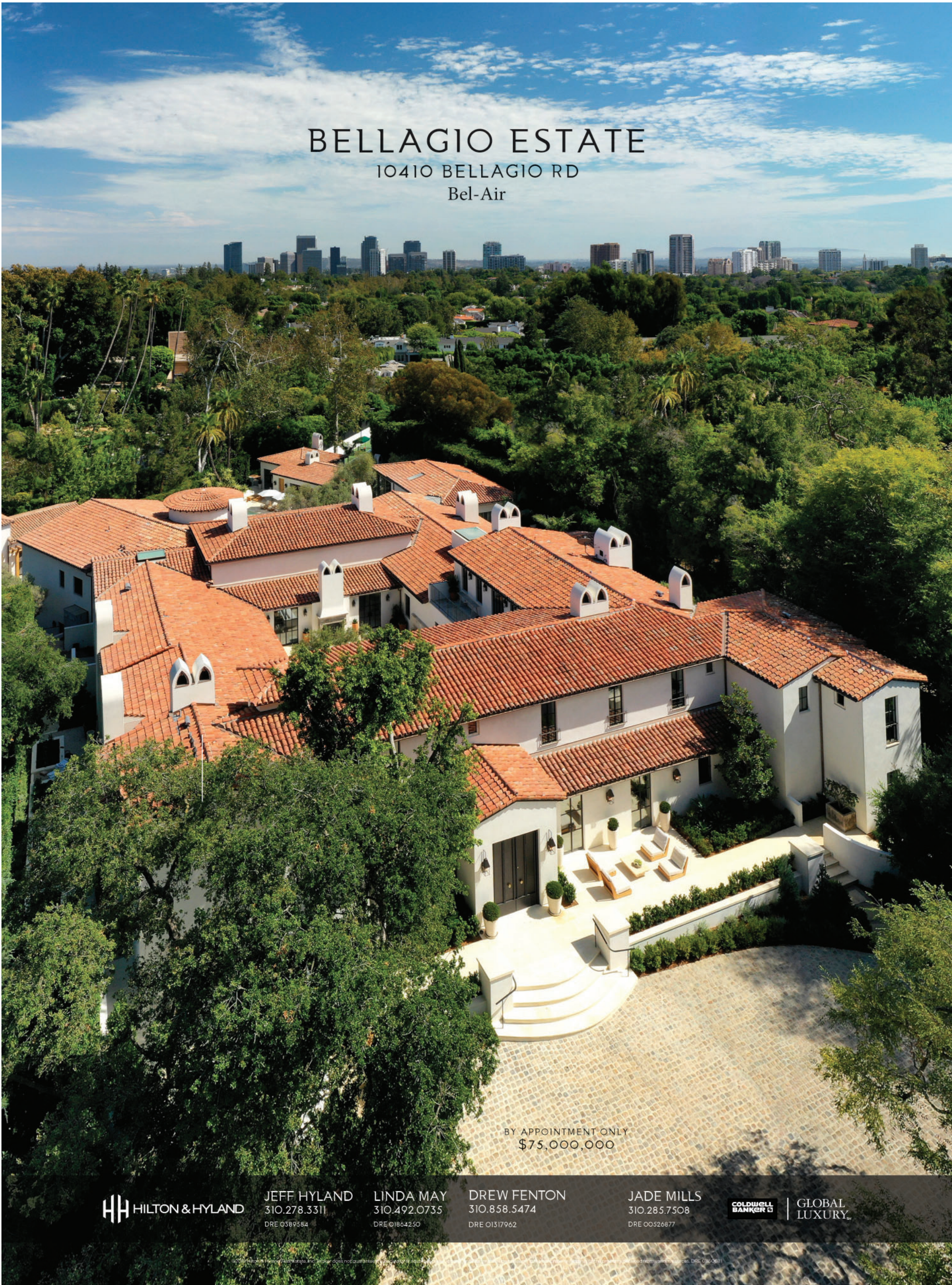
PISCES (Feb. 19-March 20). You can feel when the energy goes out of a room, a conversation or a task. This is the natural progression, but it's just as natural for you to drum it back up if that's what you need to do.

QUESTIONS? COMMENTS? CONCERNS?

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