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THE WEATHER, BEVERLY HILLS

☁ Friday	80°   63°
☁ Saturday	83°   64°
☁ Sunday	85°   64°
☁ Monday	82°   63°
☀ Tuesday	82°   63°
☁ Wednesday	80°   60°
☁ Thursday	78°   61°

## Beverly Hills School Board Continues Fall 2020 Discussion

BY BIANCA HEYWARD

Plans are not yet finalized for the upcoming fall semester at the Beverly Hills Unified School District (BHUSD). Parents are expressing their frustration with the situation, which is fraught with the unfolding complications of rising COVID-19 rates in Los Angeles County.

The BHUSD Board of Education will hold

a meeting on July 21 at 2 p.m. to continue the discussion about possible fall learning options. The matter was most recently taken up at their regular board meeting July 14. That meeting came one day after Governor Gavin Newsom ordered the immediate temporary closure of a number of indoor

business operations. The same day, the Los Angeles County Department of Public Health (LACDPH) released reopening protocols for K-12 schools in Los Angeles County.

The July 14 BHUSD meeting was set against the backdrop of the highly anticipated 13-page document from the county, intended to serve as a roadmap for safe reopening of schools. During the meeting, BHUSD Superintendent Dr. Michael Bregy explained what the fall might look like: face masks required for all students and faculty to be worn at all times in school; class sizes between 10-12 students; an isolation room in place should someone on campus become symptomatic; no schoolwide events; multiple exits and entrances; contract tracing; temperature checks; taping over water fountains; sanitizing and disinfecting schedules; contingency plans for full and partial school closures and more.

As for exact plans for the upcoming school year, Bregy said, "It doesn't surprise very many people at all that we haven't come out with a decision. It's so emotional. We want to make sure that we get this right."

On July 13, the Los Angeles and San Diego Unified School Districts announced their determination of what is "right" for their campuses. Namely, their combined 825,000 enrolled students will not be returning to school, opting for remote-only learning this fall.

(School Board continues on page 11)



Beverly Hills High School

## Beverly Hills Creative Offices Project Holds Neighborhood Meeting

BY ANA FIGUEROA

Close to 90 local residents and City officials attended a virtual neighborhood meeting on July 13 regarding the Beverly Hills Creative Offices (BHCO) project. The project, in its early planning stages, proposes the construction of 11 new office buildings on 2.12 acres at 9220 Santa Monica Boulevard (commonly referred to as Lot 12). It also proposes the transfer of ownership of a second 2.55-acre parcel (Lot 13) to the City to use for the public benefit.

The proposed BHCO site was home to a railroad more than a century ago. It still carries vestiges of that era, in terms of its T-1 zoning designation, which allows only for railway use (and surface parking). Zoning issues, along with questions about potential traffic, parking and construction impacts were among concerns circulated in a petition that made the rounds in the City earlier this year. Due to the prior railroad operations, the property has also

been identified as contaminated and must undergo remediation.

The July 13 neighborhood meeting provided an opportunity to publicly address those issues and more. In total, some 80 questions were fielded by BHCO representatives during the 1.5-hour Zoom meeting.

### Neighborhood Meeting Requirement

The Neighborhood Meeting requirement is a recent one in the City. It was enacted at the end of 2019, along with other enhanced noticing and public participation regulations. The meeting concept was originally conceived as a live event. But, the COVID-19 pandemic put an end to that format for the time being.

"Meetings would definitely be more interactive in a live setting with more feedback possible.

(Creative Offices continues on page 9)

## City Council Round-Up

BY LAURA COLEMAN

The Beverly Hills City Council considered a multitude of items on July 14, including issuing \$68 million in Water Revenue Bonds, expanding election transparency, and increasing solid waste service rates.

### Water Bond Refinancing

The City is poised to sell \$68 million in water revenue bonds next week with the formal closing to occur on Aug. 12. The Water Revenue Bonds Series 2020A and Water Revenue Refunding Bonds Series 2020B will be used to finance and refinance certain improvements to the City's Water System.

As identified in the City's Fiscal Year 2019/20 Capital Improvement Budget, \$32 Million worth of improvements and upgrades will be made to the Beverly Hills Water system.

(City Council continues on page 8)



# Courier Calendar

**JULY 17**  
**LOS ANGELES MUSEUM OF THE HOLOCAUST AND WALLIS ANNENBERG CENTER FOR THE PERFORMING ARTS VIRTUAL PERFORMANCE: "VOICES OF HISTORY"**  
3 p.m.

Los Angeles Museum of the Holocaust in partnership with the Wallis Annenberg Center for the Performing Arts presents "Voices of History," a virtual performance of an original production based on the stories of Holocaust survivors via Zoom. The production is the culmination of the museum's annual Voices of History summer theater workshop for students, which this year was virtual. During the workshop, students digitally met with survivors Rita Lurie and Joseph Alexander and worked with museum and Wallis staff to create the original theater piece inspired by the survivors' experiences. The performance will be followed by a Q&A with the students.  
<http://lamothe.org/news--events/events/vohtheater/>

**JULY 17-18**  
**THE AMERICANA AT BRAND: LEVEL 8 DRIVE-IN**  
8:30 p.m.

The parking garage at the Americana at Brand with its spectacular views from its top level is the perfect spot for the

pop-up drive-in movie theatre. In July, the drive-in is hosting screenings of "Raiders of the Lost Ark," "Black Panther" and "Crazy Rich Asians." In addition to complimentary popcorn, water and boxed candy, choose from pre-order meals from restaurants such as Bourbon Steak Los Angeles, Katsuya and Shake Shack.  
<https://americanaatbrand.com/events/level-8-drive-in-summer-movie-series-at-the-americana-at-brand-with-street-food-cinema-7/>

**JULY 18**  
**2020 LOS ANGELES AREA EMMY AWARDS**  
7 p.m.

The Television Academy will present the 2020 Los Angeles Area Emmy Awards hosted by Emmy award-winning broadcast journalist and anchor Pat Harvey, which will be live streamed for public viewing. Pat Harvey will host the evening, which honors locally produced programs in the categories of Crime and Social Issues, Culture and History, the Arts, Human Interest, Sports, the Environment, and Live and Breaking News Coverage. Basketball legend and philanthropist Kobe Bryant has been named the recipient of the 2020 Los Angeles Area Emmy Governors Award. Awards will be presented by local area personalities, reporters and newscasters.  
<https://www.emmys.com/>

**JULY 20 - AUG. 31 - MONDAYS**  
**GRAMMY MUSEUM: VIRTUAL MENTORSHIP MONDAY PROGRAM**

The GRAMMY Museum presents a new Mentorship Monday program in partnership with GRAMMY U and former First Lady Michelle Obama's Reach Higher initiative. Top-tier music industry professionals will mentor college students and recent graduates via digital conferencing. Mentors include artists Sam Fischer, Tikyra "TK" Jackson, Ledisi, three-time GRAMMY winners Little Big Town, Melanie Pfirman, Sasha Sloan, and Francisca Valenzuela, as well as Recording Academy members.  
[www.grammymuseum.org](http://www.grammymuseum.org)

**JULY 21**  
**HAMMER FORUM: CARMEN ARGOTE'S ONLINE "LAST LIGHT" ONLINE SCREENING AND Q&A**  
5 p.m.

Enjoy a world premiere of a new short film presented by Hammer Museum and co-presented with Clockshop shot during the beginning of the coronavirus pandemic by artist Carmen Agote. Argote's film, "Last Light" is a meditation on walking and memory in Los Angeles. The screening is followed by a Q&A with the filmmaker and Hammer associate curator Erin Christovale.  
<https://hammer.ucla.edu/programs-events/2020/online-carmen-argotes-last-light-screening-and-qa>

**JULY 21**  
**GRAMMY MUSEUM: "CELEBRATING MUSIC WITH PRIDE PANEL"**  
2 p.m.

The GRAMMY Museum presents "Celebrating Music With Pride" in honor of the 50th anniversary of the first Pride March last month. The museum will host a panel discussion with artists Perfume Genius, Lynn Gunn (PVRIS), Zebra Katz, Donna Missal, Shamir, and Shawnee, moderated by music journalist Eve Barlow. Proceeds will benefit the GRAMMY Museum and The Ally Coalition. Watch on [www.facebook.com/grammymuseum](http://www.facebook.com/grammymuseum).  
<https://www.grammymuseum.org/>

**JUNE 23**  
**KIDSAVE: NATIONAL VIRTUAL MIRACLES GALA**  
6 p.m.

Join for the National Virtual Miracles Gala and celebrate "Seeing a New Future" through the eyes of older orphans and foster youth. The line-up includes Jennifer Garner, Jennifer Love Hewitt, Molly Sims, Noelle Scaggs of Fitz and the Tantrums, classical guitarist Andrew York, magician "Sean the Prankster" and many more. Information, tickets, auction pre-view and sponsorships are available.  
<https://one.bidpal.net/kidsave2020/welcome>



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# *Congratulations Joshua Flagg*

## **Congratulations**

for being appointed  
Commissioner of the  
Cultural Heritage Commission  
of the City of Beverly Hills!

We can't wait to see  
all the great things you do!



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## Beverly Hills Commissioners Give Updates at Mayor's Cabinet Meeting

BY LAURA COLEMAN



Mayor Lester Friedman

For the first time since taking the reins to lead the Beverly Hills City Council, this week Mayor Lester Friedman presided over his first Mayor's Cabinet Meeting. The last time City commissioners had an opportunity to update the mayor on the state of the City's 12 commissions was in February. Before the COVID-19 pandemic hit, the cabinet meetings were a monthly occurrence.

"We all know the really hard work gets done at the commissions," Mayor Friedman told commission chairs at the July 13 meeting in anticipation of listening to the reports.

### Architectural Commission

Chair Sheri Hirschfeld highlighted two projects of interest on Rodeo Drive: Van Cleef & Arpels wants to do a temporary art installation that will stay up for two months and Chanel wants to change its exterior cladding.

### Arts and Culture Commission

Chair Michael Smooke shared that the famed artwork by Chinese contemporary artist Ai Weiwei is "stuck" in China. "We can't seem to get a permit to ship it out of the country," he said. The Millard Sheets mosaic, which had been under restoration, is now finished and ready for installation. In addition, this month the commission welcomed Liliana Filipovic, a classical musician, as its newest member. "She should be able to broaden our expertise to fulfill the cultural component," Smooke said.

### Charitable Solicitations Commission

Later this month on July 23 the commission will be holding an interview process for two upcoming openings. Seven people have applied. Commissioner Joe Safier's term is slated to come to an end on Dec. 31 and Vice Chair Pam Kraushaar is slated to end her term on June 30, 2021. Chair Ira Friedman said that two letters were recently sent out

for groups that did not obtain permits for soliciting. "We're waiting to see what happens with that," he said.

### Cultural Heritage Commission

Chair Jill Tavelman Collins paid homage to the commission's founding chair, Noah Furie, who ended his term last month. He had been the final commissioner of the original five Cultural Heritage Commission members. Tavelman also highlighted the two new properties recommended by the commission for Landmark designation, the MCA/Litton Headquarters Complex by architect Paul Revere Williams and the Pendleton/Evans Residence by architect John Elgin Woolf.

### Design Review Commission

Chair Tony Spann shared that the biggest issue the commission was dealing with was the increase of fake materials. "We don't want the quality of our built environment to be so low," he said. In addition, the commission will welcome Terri Smooke as its newest commissioner on Jan. 1, 2021.

### Health & Safety Commission

Chair Daniel Nazarian highlighted how all previous commission meetings since the mayor's last cabinet meeting have centered around COVID-19. Nazarian underscored the importance of preventive measures, which everyone has heard repeatedly over the past three months. Currently, Nazarian said it was important to educate people to not hold social gatherings in their homes. In addition, Nazarian highlighted the importance of undertaking actions to improve mental health. An upcoming meeting with the COVID-19 Medical Advisory Task Force is slated for July 17 at 10 a.m.

### Human Relations Commission

The commission launched its ninth Embrace Civility Award campaign this week to recognize individuals or groups in the City who exemplify one or more of the following attributes: acts as a role model of positive behavior; takes a stand in support of responsible actions; and promotes positive neighbor to neighbor interactions. As part of the campaign, the commission will select an Embrace Civility Award recipient and is currently accepting recommendations through Sept. 4 (<http://beverlyhills.org/embracecivilityaward>). "Now more than ever the City of Beverly Hills promotes positive human relations in all aspects," said Chair Ori Blumenfeld. The commission also helped facilitate 19 organizations to receive money from the community assistance grant fund. In addition, the commission welcomed Rhoda Sharp as its newest member and said farewell to Sonia Berman.

### Planning Commission

Chair Peter Ostroff highlighted how busy the commission has been, particularly with respect to moving a Mixed Use Ordinance forward for City Council approval that will

permit residential units in certain commercial areas. "It drew a lot of attention on both sides," he said. In addition, he said that the Planning Commission would be weighing in on a "number of significant projects" in the future, including the Beverly Hilton/One Beverly Hills project, the LVMH luxury hotel on Rodeo Drive, and the transformation of Lots 12 and 13. Ostroff said that a priority for the commission would be its "effort to deal with the requirement that we as a City enact a revised housing element of our General Plan." The City is expected to have to build over 3,000 new housing units. "It's very important that folks pay attention and give us input," he said.

### Public Works Commission

Just one day before the City Council voted to approve \$68 million in water revenue bonds, Chair Joshua Greer highlighted the positive change in the City's Water Enterprise fund, which just had its credit rating upgraded. "The Water Enterprise Fund just got a AAA rating, which is fantastic. It's the best rating," he said. He also touted the importance of the City's integrated Water Resource Management Plan. However, in light of the state of the City, he said that the commission might need to reexamine the plan. In addition, the City can soon decamp from the Oil Well project, with the final oil well now in the process of being decommissioned.

### Recreation & Parks Commission

Chair Julian Javor detailed a bevy of endeavors from the Community Services Department. City staff is continuing to provide daily meals for seniors and has augmented the program through the Beverly Hilton expansion program, which increased the number of seniors receiving free meals from 60 to 180. Javor detailed the success

of several virtual summer camps, which kicked off on June 8. In addition, an in-person summer camp, which began on July 6 had the registration fill in one day. "This of course remains to be seen whether it will continue," he said. Virtual preschools began on July 6, continuing the trend of virtual learning. The tennis courts reopened on June 15, although Javor noted, "Who knows for how long at this point." In addition, the Farmers' Market once again reopened on June 21 with new safety measures.

### Rent Stabilization Commission

Inaugural Rent Stabilization Commission Chair Lou Milkowski shared that the commission held its first meeting on June 3. The first meeting included having the new members sworn in, being educated by City staff on the requirements of commissioners, and electing Neal Baseman as the vice chair. "We're an unusual commission in that we have an uneven number of commissioners by design," Milkowski stated. The commission is slated to hear its first rent appeal at its upcoming meeting on July 22.

### Traffic & Parking Commission

Following a three-month hiatus due to the COVID-19 pandemic, the Traffic and Parking Commission last met on July 2. Chair David Seidel shared that the City is now in the process of updating signage about "red flag alerts" and educating residents about parking restrictions when such an alert is declared. With respect to the "Complete Streets Plan," which stalled following the Dec. 3, 2019 Town Hall, Seidel said it would be important to reignite the process in order for the City to be able to apply for grant money. "That seems to have stalled out completely as we sit here in July," he said. "Hopefully we can do it." ●



On July 12, a peaceful bike protest made its way through Beverly Hills in support of Black Lives Matter. Photo courtesy of Bike Rides for Black Lives



# Beverly Hills Voters Could Find Sales Tax Measure on November Ballot

BY LAURA COLEMAN

In an effort to protect City revenue, Beverly Hills voters will decide the fate of a new sales tax measure on the November ballot. The proposed 3/4 cent sales tax increase to raise the sales tax in Beverly Hills to 10.25 percent is intended to prevent the county from taking money away from the City.

"This is really not a sales tax increase. It's a revenue protection measure," said Councilman John Mirisch at the July 14 City Council Study Session.

The upcoming ballot measure, which requires a majority of the vote to pass, would only be levied if a sales tax initiative for either Los Angeles County or a Special District qualifies for an upcoming election and is approved by Los Angeles voters. In the absence of such a measure, county agencies

would be able to take money that would otherwise go to Beverly Hills.

Of the current 9.5 percent sales tax on all purchases made in the City, 8.5 percent goes to the state, Los Angeles County, and other special districts (such as Metro for Measure M), while the remaining one percent is returned to the City. If the proposed additional 3/4 cent sales tax does go into effect, the City would retain the entire increase as general fund revenue.

In forecasting out potential revenue from the 3/4 cent sales tax increase, the July 14 staff report authored by Policy and Management Analyst Cynthia Owens forecast a \$15.9 million increase for Fiscal Year 2020/21. The total potential revenue to the City from sales tax, if the measure

passes, would be \$37.6 million. In making that forecast, Owens compared that to the total potential revenue from sales tax the City would have realized for FY 2018/19, which would have been \$65.5 million. The FY 20/21 revenue includes a "realistic" predicted decrease due to COVID-19, according to Owens.

"It should be noted that the maximum sales tax rate increase in Beverly Hills could decline in future years below the 3/4 cents currently available due to other future county sales tax measures," Owens warned the City Council.

Given that the maximum tax rate allowed under the law in L.A. County is 10.25 percent, Owens characterized the proposed upcoming Beverly Hills ballot measure as a safety protection measure in order to allow the City to keep those potential sales tax revenues for local purposes.

While the City Council was united in its direction to staff to prepare the measure in time for the November ballot, all five Council members expressed displeasure with having to bring a tax to the voters. Particularly given how impacted everyone's finances are as a result of the COVID-19 pandemic, Council members underscored the importance

of effectively crafting the ballot measure language.

"In my mind this is unfortunate," said Vice Mayor Bob Wunderlich, who criticized the public policies that had placed Beverly Hills in this position. "Only the people who don't take this protective measure will be bearing the burden for others."

Of the 88 cities in Los Angeles County, Owens said that 31 cities have approved sales tax rates above the Los Angeles County base amount of 9.5 percent, with 25 of those having approved increases up to the maximum amount of 10.25 percent. Most recently, on July 6, the West Hollywood City Council voted in support of placing a 3/4 cent sales tax initiative on the Nov. 3 ballot.

"I think the appetite for that 3/4 cents in sales tax is going to be very high from any of the districts that surround us. Now it doesn't protect us from the state, but certainly it does protect us from the county and Metro, and anybody like that. I think this is a good idea," said Councilman Julian Gold.

The Council is expected to vote on the ballot measure language later this month in order that it can be ready by the Aug. 7 county deadline to qualify for the November ballot. ●

## Beverly Hills and BHUSD Approve Joint Powers Agreement

BY ANA FIGUEROA

The Beverly Hills Unified School District (BHUSD) Board of Education and the City of Beverly Hills have approved the "Provision, Use and Maintenance of Educational, Recreational and Community Facilities and Programs Agreement," known as the Beverly Hills/BHUSD Joint Powers Agreement (JPA). The action took place during the July 14 meetings of the Board of Education and City Council. Both bodies approved the agreement with 5-0 votes.

The JPA covers fiscal years 2020/2021 through 2022/2023, continuing a decades-long collaboration between the City and BHUSD.

"On behalf of the Beverly Hills Unified School District negotiation committee, I would like to express my sincere thanks to the City of Beverly Hills and their negotiating committee for all of their hard work and dedication to the process of creating a new JPA agreement," said Superintendent Dr. Michael Bregy. "With a spirit of collaboration, we have a document that maximizes the combined resources of the City of Beverly Hills and the Beverly Hills Unified School District. Simultaneously, we have together addressed the needs of all stakeholders in the City and BHUSD. We are proud of the final document and look forward to continuing our collaborative relationship with the City."

The teams charged with drafting the JPA included Bregy, Board President Isabel Hacker, Vice President Rachelle

Marcus, Director of District Athletics/JPA Coordinator Tim Ellis, and Assistant Superintendent of Business Services Wade Roach, with input from Director of School Safety Scott Lovelace. Working on behalf of the City was Mayor Lester Friedman, Vice Mayor Bob Wunderlich, City Manager George Chavez, Assistant City Manager Nancy Hunt-Coffey, Director of Community Services Jenny Rogers, Asst. Director of Community Services Pam Shinault, Recreation Services Manager Patty Acuna, and Executive Assistant Aida Thau.

"The strong partnership between the City of Beverly Hills and the Beverly Hills Unified School District is critical for our City. Vice President, Mrs. Marcus and I are delighted to have been a part of such unprecedented negotiations with the City of Beverly Hills. Never before has the JPA been so swiftly agreed upon by both parties. On behalf of the School Board, I want to personally thank the City Council and the entire negotiations team of the City for their work on the JPA. We are extremely grateful for the ongoing support of the City during these uncertain times," Hacker told the Courier.

Friedman said the City was pleased to continue its strong partnership with BHUSD.

"As we all manage the impacts of COVID-19 now and in the years ahead, a strong working relationship between City government and our schools is more critical than ever before." ●

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## School Is Out. Camps Are Closed. Internships are Cancelled. Now What? How to help teens make the most out of a summer while keeping your household sane

BY JENNIFER WINWARD, Ph.D.



Beverly Hills Courier columnist **Jennifer Winward, Ph.D.**, is a nationally recognized teaching expert, a renowned professor at the University of California, San Diego, and the founder and CEO of Winward Academy ([www.winwardacademy.com](http://www.winwardacademy.com)) an award-winning educational platform supporting middle and high school students with math courses, ACT/SAT prep, and college applications. Dr. Winward has received numerous honors during her 20 years

in the field. Her work as an adolescent learning and brain development expert has garnered her recognition as a “Top 5 Female Entrepreneur” by the Women in IT Awards, “Top 40 Under 40” by the San Diego Business Journal, and as the “Most Influential Education Leader” by the San Diego Transcript. Dr. Winward earned her Ph.D. with a dual emphasis in Neuroscience and Developmental Neuropsychology from the University of California, San Diego.

Welcome to summer 2020 where all the plans that you carefully crafted for your teen are now off the table. Travel plans, sleepaway camps, internships and summer jobs are all cancelled in the wake of COVID. Instead, your family is facing a summer spent at home - and three months since schools went remote, even binging on Netflix has lost its appeal.

For teens, this summer is likely filled with disappointments, boredom and some angst about what awaits in the fall. Meanwhile, many parents are gripped by anxiety as concerns over learning loss, future college admissions and “summer slide” compound with the latest news that public schools in the Los Angeles school district will be online-only next semester.

As a 20-year veteran teacher, adolescent learning and brain development expert and founder of an e-learning platform for middle and high school students, I have been barraged by questions from overwhelmed parents about how to help their kids exercise their brains, especially given many of them will not return to a classroom for many months. Parents are desperately seeking solutions to keep their kids busy, engaged, productive - and off video games.

While this summer is nothing like we’ve experienced before (or hopefully again!) there are many productive, meaningful activities teens can do to prepare for college, stimulate their intellectual curiosity, build life skills and (yes) have some fun.

I suggest encouraging your teen to use this summer to pursue twin goals: 1) prepare for adulthood, and 2) relish the joys of childhood.

### Adulting 101

Let this summer be the time when your teen gets a grasp on many of the vital skills he or she will need to get into college and thrive once out the door. Focus on a mix of college readiness, professional preparation and honing often neglected life skills.

### College Readiness

The topic most front-and-center for many parents and high school students right now is how to prepare for the college admissions process - whether it’s months or a few years away. Here’s where to start:

Research colleges. For rising juniors and seniors, ask your teens to create a list of schools they would consider applying

## ARE YOU PREPARED FOR THE NEXT NATURAL DISASTER OR EMERGENCY?

It’s not a matter of if, but when. As we find ourselves in the midst of the ongoing COVID-19 pandemic, the City is developing a new program to keep community members connected during times of adversity.

**Just in Case, BH** will build on already existing neighborhood networks and create valuable connections and enhance communication when it matters most.

To learn more and get involved, please visit [beverlyhills.org/justincasebh](http://beverlyhills.org/justincasebh)





to and specific reasons why they like the colleges. What special courses are taught there? What visiting speakers do they host for symposiums? What are some of the unique opportunities offered to students? Most schools have impressive online tours and comprehensive descriptions of course offerings, extracurriculars and majors. Tracking these details will be important when it comes down to applications and interviews.

Start studying for the ACT/SAT. Given the logistical struggles with these tests, colleges are being flexible for the Class of 2021 to apply without submitting scores if they're unable to take the exams. That said, rising sophomores and juniors should consider getting ahead of the curve by putting in time to review math equations, learn grammar rules and become stronger readers, so the ACT and SAT will be less stressful when it comes time to take them.

Pursue a subject of particular interest. This is an opportune time for kids to expand their knowledge outside of a classic high school curriculum and explore new passions. Check out online classes and YouTube videos in art, animation, coding, fashion or

any other area of interest.

Develop reading skills. Spending an hour per day reading can do wonders to boost reading and writing skills and increase a student's SAT or ACT score. Encourage teens to find a topic they love and then read five books about that topic. Ideally, teens should read a minimum of 50 pages per day.

#### Professional acumen

It can be eye-opening for students - especially those fixated on getting top grades and test scores - that they actually haven't mastered the skills they will need to succeed in a professional environment. Students can work on cultivating future professional skills in several ways:

Practice public speaking skills. Encourage teens to explore examples of professional presentations online to understand what will be expected of them in a competitive setting. Encourage them to research a subject of interest - whether it's Shakespeare or how to make pickles - and deliver a presentation to the family for practice.

Visualize a dream job. Ask teens to think about their dream job and then research job postings online to identify what skills and

personality traits are necessary. Encourage kids to create their own LinkedIn profile and delve into the career paths of people they admire or would like to emulate.

Understand financial planning. Teach your teens how to balance a checkbook and explain debt, equity, expense and revenue. They will thank you later.

#### Life Skills

Sadly, a college degree, or even a killer first job, won't guarantee that your child will be a valuable member of the grown-up world. Take time this summer to teach them life skills - from cooking a balanced meal to getting a stain out of a shirt - that will foster a sense of independence and self-sufficiency, and boost confidence. Here are some basic life skills to impart:

Learn basic car maintenance. Be sure your child knows how to pump gas, put air in tires and change a flat tire (or at least how to call AAA).

Practice properly doing laundry. It's never too early to learn the dryer on hot will make cotton shrink, when to apply stain remover, or what causes dark colors to bleed.

Find a home project to work on as a family. Engage teens in a home improvement project, like building a deck, painting a room or reorganizing closets to donate clothes. You'll impart life lessons and cross something off your To-Do List.

Learn how to cook. Show your kids how to make a complete meal - whether it be a tuna melt, an omelet or fried rice - and then have them be in charge of making lunch for the whole household, especially working parents, a few days per week.

Grow your own vegetables. This pandemic has been a boon for first-time vegetable growers. Pick out a few heat-loving plants, such as tomatoes, zucchinis, peppers or cucumbers, and task your child with planting and tending to them.

#### Reclaiming Childhood

While it's important to prepare your teens for future adulthood, we don't want them to grow up so quickly that they miss

out on the joys of being young. In their pre-pandemic lives, many teens were over-scheduled, overworked and stressed racing from one activity to the next.

One of the most common traits that I see in successful students is intellectual curiosity - yet this trait often gets lost when students are perpetually on-the-go. This summer can be a time to help teens slow down and reconnect with what makes them happy and excites their interest.

#### Consider the following ideas for inspiration:

Go camping, even if it's only in your backyard. Making s'mores, singing camp folk songs and finding constellations in a phone-free zone can do wonders for the psyche.

Rediscover board games. Bust out the chess board along with old standbys like Pictionary, Boggle and Monopoly, which with just a few hacks, can also work over video conferencing with quarantining relatives.

Find a screen-free activity that makes you lose track of time. Encourage teens to find an activity off-line that totally immerses them, such as reading a good book, journaling, sketching, knitting, practicing yoga or playing the ukulele.

Learn about family history. Encourage your teens to call their grandparents and interview them about their life journey and then creatively document the family history.

Sleep in. Encourage your teen to get at least eight hours of sleep and allow them to sleep in late. While it may drive you crazy, teens' natural circadian rhythms make them go to bed later and wake up later.

This summer doesn't have to be a bust for your teen. Instead, it can be a time of growth, discovery and reconnection, all from the comfort and safety of your home.

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**Next stop: more subway.**

**PURPLE (D LINE) EXTENSION TRANSIT PROJECT**  
Section 2 – Beverly Hills Update

**Wilshire/Rodeo Station Box Construction Underway**  
Excavation and construction of the Wilshire/Rodeo subway station is underway. Once the excavation is complete, the station box will be approximately 900 ft long, 70 ft wide and 90 ft deep.

**TRAFFIC ALERT**  
Wilshire Bl will be open to at least two lanes of traffic in each direction.

**WORK HOURS**  
Work hours will vary depending on construction activity, more details at [metro.net/purple](https://metro.net/purple).

Construction is dynamic and is subject to change.

**CONTACT US**

-  213.922.6934
-  [purplelineext@metro.net](mailto:purplelineext@metro.net)
-  [metro.net/purple](https://metro.net/purple)
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## COVID-19 Cases in Beverly Hills Jump to 453

The number of confirmed cases of COVID-19 in Beverly Hills as of July 16 stands at 453, with eight deaths. That's a jump of more than 100 in one week. Countywide, there are now over 143,000 confirmed cases and 3,936 people dead from COVID-19. Statewide there are over 355,000 COVID-19 cases and almost 3.7 million in the United States have been infected with the virus. On July 15, the number of COVID-19 hospitalizations in L.A. County reached its highest number ever with 2,193 people now in the hospital. Of those, more than a quarter are in the ICU and 17 percent are on ventilators. And younger people between the ages of 18 to 40 are being hospitalized at a higher rate than seen before, according to county data. ●



# Stanley Zimmerman

1932 - 2020



Stanley Zimmerman passed away on Friday July 10, 2020, less than a month after celebrating his 88th birthday on June 18th. Stanley was a philanthropist, business innovator, and strong supporter of government action to protect the rights of the individual.

He was born in Terra Haute, Indiana, and grew up in Chicago, Illinois. In 1944 his parents Ben and Edith Zimmerman moved the family to Los Angeles, settling in Beverly Hills in 1947.

Stan married the love of his life, Myrna Vickman on December 20, 1959, and together they raised four children, Jay, David, Thomas, and Rebecca. Stan started his business education in elementary school, helping his father with the beer distributing business, which Ben had founded when they lived in the Midwest.

Stan would recount stories of the physical labor involved, cleaning up broken bottles and filling trucks. As is now well known, Stan always had a love affair with cars, which may have started with driving trucks in the beer yard, or maybe with the jalopy he bought and fixed up in his high school years. Decades later, this love culminated in his gathering a collection of rare, beautiful, and unique cars which became the Automobile Driving Museum of El Segundo, California — which he founded and for which he was the principal sponsor.

Stan's business career began early and lasted long; and he loved to tell the stories, such as his success as a teenager, selling meat in bulk to homeowners.

His college career was interrupted by a stint in the military during the Korean conflict. Fortunately for him, because of his typing and organizational skills, he was sent to Germany (then occupied), and served as a secretary to a general, and also the chief clerk in a medical unit.

While in Europe, never one to sit on his hands, Stan acquired sets of fine china and shipped them back to the states to be resold; he helped a friend of his father's in the business of plywood manufacturing and distribution; and continued feeding his car dreams by acquiring an Austin Healy which he had shipped home at the end of his tour of duty.

Stan finished his college career at UCLA, majoring in Finance. In recognition of his gratitude for his education, Stan later funded a chair position in the Economics Department of UCLA. After graduating UCLA, Stan was accepted to and began attending Law School, having a predilection and natural talent for it. Always, though, preferring hands on to work and build, Stan opted instead to rejoin his father, Benjamin Zimmerman, helping to found and grow Mortgage Refinance Company which became one of the leading lenders in the then new second mortgage loan business in California.

An innovator in the field, Stan helped to develop the first consumer disclosure form for mortgages to protect the rights of the consumer. For over forty years, he worked closely with various California Legislators to develop ideas to grow the available sources of consumer capital while at the same time protecting the rights of consumers.

He was active in the Mortgage Brokers Institute (now the California Mortgage Association) serving in many capacities including Legislative Chair and President. As the consumer mortgage industry grew and became national in scope, Stan put his passion and energy into a new organization, the National Home Equity Mortgage Association. He served this trade association for many years, again holding many offices, including Chairman of the Board.

Stan also supported politicians who aligned with his views on the rights of the average working taxpayer, both by financial gifts and by providing strategic advice. He served on many state committees involving legislative programs, and was appointed to the prestigious California Little Hoover Commission in 2000, where served for more than three years.

He was the principal author of a study "Back to the Community: Safe & Sound Parole Policies" in which he worked to create a plan to reduce recidivism, with a passionate support of parolees.

Stan also worked tirelessly to support and grow the Concern Foundation for Cancer Research, which had been supported by his loving sister Mynda and her friends. Mynda's tragic passing early in her life from cancer, moved Stan to continuously devote substantial energy and support to Concern over his lifetime.

In addition to UCLA, and Concern, Stan and Myrna were members of and supporters of the Wilshire Boulevard Temple.

Stan was a mentor to many in the finance business, providing his guidance and capital to help others succeed. In his relatively quieter later years, Stan devoted his energy to growing the Automobile Driving Museum. His philosophy is encapsulated in the mission that he created for the museum: namely that it be an everyman's museum, where the public could get up close to the cars, so they could experience them as he did.

Stan is survived by his loving wife Myrna, his son Jay, his son David and his wife Lisa, his son Thomas and his wife Kat, and his daughter Rebecca, as well as six grandchildren. In lieu of flowers the family requests donations be made to Concern Foundation for Cancer Research.

## NEWS

(City Council continued from page 1)

Such improvements include upgrades to the City's Foothill Water Treatment Plant, the construction of groundwater wells, and the acquisition of related equipment to enhance the City's water supply reliability.

"This is an excellent time to be going into the market with near record low interest rates. Assuming no major changes in the market and with our AAA rating, we anticipate the final results will be even better than our relatively conservative estimates this evening," Director of Finance Jeff S. Muir told the City Council at the July 14 formal session.

According to Muir, the Water Revenue Bonds Series 2020A will be new debt issued to support the Water Enterprise Plan and water system improvements and will increase the City's outstanding debt by an estimated \$32 million. The Water Revenue Refunding Bonds Series 2020B will refund the 2012 Water Revenue Bonds and result in \$5.6 million in gross savings (\$4.6 million net) for the City.

The plan to issue new debt and refund existing debt was brought to the City's Audit and Finance Committee on June 19, where it received consensus to proceed to the full City Council.

"To be able to refinance these bonds and get this level of savings, I am all in," said Councilwoman Lili Bosse.

### Transparency in Elections

The Council unanimously supported expanding the City's current regulation on Ballot Measure Committees to also include Independent Expenditure Committees. Following direction by Council members, staff will draft an ordinance for a vote at a future City Council meeting.

Per the July 14 staff report authored by City Attorney Larry Friedman, "Independent Expenditure Committees are not subject to the City's contribution limitations because, according to the United States Supreme Court, they do not pose a significant risk of corrupting a candidate and therefore there is not a compelling purpose to limit the First Amendment rights of donors to these Committees." Mayor Lester Friedman had requested Council consider expanding the current regulation in response to a discussion which originated with the Sunshine Task Force. In the wake of the March 2020 election, the Council fielded significant criticism after the political action committee (PAC) named Beverly Hills United to Support Bosse and Gold for Council 2020 flooded the community with a high-end advertising campaign in anticipation of the March election, despite each candidate having committed to a voluntary cap on campaign spending. Numerous donors to that PAC each contributed \$10,000. Both Councilman Julian Gold and Councilwoman Lili Bosse, who were reelected last March for a third term to City Council, disavowed any connection to the PAC.

In moving forward with an ordinance which requires Independent Expenditure Committees to fulfill the same requirements as Ballot Measure Committees, there will be several new protocols in place. Most meaningful, within 72 hours after a payment is made of at least \$250, the independent committees will soon be required to file a form with the City Clerk that includes the name and address of the committee, the Fair Political Practices Committee (FPPC) identification number, and the name of the treasurer of the committee. Such information would be in addition to the campaign reports required by the FPPC. In addition, the committees will also be required to file additional reports with the City

Clerk for the period that ends 30 days before the election, and also for the period that ends 10 days before the election. In the last 10 days before an election, committees will be required to file a report on the next business day upon receiving a contribution of at least \$1,000.

With respect to advertising, the ordinance will require committees to print the names of all of those who have donated at least \$10,000 on all material as well as state that more information regarding contributions may be found on the City's website ([www.beverlyhills.org](http://www.beverlyhills.org)).

"The City tightly regulates individual election contributions to eliminate the role of money in local politics. This proposal would serve that purpose," Mark Elliot wrote in a letter to the City Council concerning the agenda item.

### Solid Waste Rate Increase

Beverly Hills residents and businesses will see solid waste service rates increase beginning on July 1, 2021. The five-year plan to increase rates starting next year will mark the first time in a decade that the City has increased the associated fees.

The Solid Waste Enterprise Fund relies solely on revenues generated by fees to cover the costs of residential and commercial solid waste removal and processing and the proposed five-year phase-in rate adjustment uses reserve funds to minimize the impact on ratepayers.

In forecasting customer rates, Director of Public Works Shana Epstein said that a single-family home on an 11,000-square-foot lot which now pays a bi-monthly rate of \$114.40, would begin to pay \$124.12 on July 1, 2021. That rate would gradually increase annually until July 1, 2027, when such customers would pay \$182.50 bi-monthly. Rates for multifamily units are expected to double from the existing bi-monthly rate of \$36.62 to \$72.87 on July 1, 2027.

The City's new Solid Waste Franchise Agreement with Athens Services will start on April 1, 2022, with a 61 percent contract rate increase. After the eight-year contract term, the City has the option to extend for up to 24 additional months until March 31, 2032. In tandem with the additional fees, Athens will provide two new services for commercial customers: a separate 65-gallon organics cart service and implementation of a Sunday service surcharge. Organics collection is already offered to residents as part of the current agreement.

In presenting a trio of options to the City Council for consideration, including starting the rate increase on Jan. 1, 2021, Epstein advised Council that staff would need time to proceed with the Proposition 218 public notice process for implementation of Solid Waste rate adjustments. As part of the public outreach process, there will be two town halls as well as multiple public meetings in order to allow for significant public outreach.

While none of the Council members favored a rate increase, particularly in light of the financial impacts of COVID-19, all members agreed that delaying any rate increase for as long as possible was the best option.

"January seems too soon to me given everyone's economic reality in the months ahead," said Councilwoman Lili Bosse.

In delaying the rate increases by six months, Epstein said the City could realize \$500,000 in savings by removing a planned street resurfacing expenditure from Fiscal Year 2020/21. However, Councilmembers were not in favor of setting that precedent. ●



**(Creative Offices continued from page 1)**

But the City felt that the ability to host the meeting on a virtual platform was a viable one," Masa Alkire, AICP, Principal Planner for the City of Beverly Hills told the Courier.

Project applicants are required to send at least 20 days' notice of the neighborhood meeting to a 1,000-foot plus block face radius taken from the project site. And the meeting is to be entirely planned and run by the applicant team.

City-issued guidelines recommend that the virtual meeting include a short presentation of the proposed project, preferably with the use of visual aids. They also recommend a designated question/answer portion, with all questions (which can be emailed before or during the meeting) answered in the public setting.

The BHCO neighborhood meeting is the first to proceed in a virtual format. It incorporated questions submitted by email, phone message and live via the Zoom platform during the presentation.

"From a standpoint of meeting the requirements as they are spelled out in the Urgency Ordinance, they did comply," said Alkire of the BHCO presentation.

**The BHCO Presentation Team**

The team making the presentation on behalf of BHCO included Lyn and David Konheim, partners in Beverly Hills Land Company, LLC, which purchased Lots 12 and 13 in 2014; Andrew Demming, Project Manager, and a Senior Director with Gardiner & Theobald; Andy Cohen, Architect and Co-CEO of Gensler, the firm hired to transform the site, and land use attorney Dale Goldsmith, from Armbruster Goldsmith & Delvac, LLP.

The meeting began with an overview by the Konheims.

"Like so many of our friends and neighbors, we have seen the old railroad land at the east end of the City sit vacant for decades. Other parts of the railroad line were long ago repurposed for current usage. You've probably used the [parking] structures along Santa Monica yourself when visiting business and doctors in the Triangle. Unfortunately, that land on the east end was never changed to meet current needs. Until now," said David Konheim.

He also made a case for the public benefit aspects of the project.

"These [new tenant] companies will not only bring employees who will support our local businesses, they will also generate substantial business taxes for the City, supporting vital public services including first responders. As an additional public benefit, we propose to convey ownership of more than 2.5 acres of open land to the City. The City will be able to use this land at its discretion for any number of public uses, such as a beautiful park with an iconic ceremonial gateway to the east," said Konheim.

**Design Overview**

Accompanied by graphics, renderings and diagrams, Demming, Cohen and Goldsmith read and answered questions submitted by the public. Cohen first provided a "walk-through" of the site's design features and objectives. He summarized BHCO as a "transformational project" that would bring "vibrant, boutique entertainment and media creative offices to old, vacant railroad land."

Cohen provided specifics, as well. The size

of the buildings will range from 8,431-12,572 square feet, which is smaller than many homes in Beverly Hills. The combined total square footage is 114,200 square feet and buildings will be three and four-stories tall.

"These are very small buildings put in context to the adjacent commercial district," said Cohen.

The offices at the east and west end of Lot 12 will be designed in a European style, with wraparound terraces, rounded edges and stone columns. The buildings in between will be light-filled and modern in design. All will incorporate terraces and indoor-outdoor spaces, along with landscaped courtyards separating them. The project will minimize energy use and carbon footprint so as to qualify for "LEED Gold" status.

Cohen explained that all vehicular access to BHCO will be from Civic Center Drive. Two parking ramps will lead to underground parking for 476 vehicles, which exceeds current requirements.

Mature trees will be installed along Civic Center Drive, which will have a new walkway serving as a public sidewalk. Parking on the south side of the street will remain functional during and after construction, as will two lanes of traffic. And, there will be no lane closures on Santa Monica Boulevard during construction.

**Questions Answered**

Questions read and answered during the neighborhood meeting touched upon topics such as construction disruptions, traffic control, landscaping, tax assessments, public access, sustainability and sunlight obstruction.

One recurring theme in the public questions was "Why does the City need new office buildings?"

"There's relatively little new office space that has been developed in the City over the last 20 years," responded Demming. "Much of the City's office stock is quite old and doesn't reflect the current tenant needs. As a result, key media and entertainment companies have relocated to other cities. The project will provide very high-end, cutting edge space to enable the City to attract and retain these businesses, which are major generators of economic activity."

Others asked about the decision-making process for the future of Lot 13.

"The City will determine the use of Lot 13 and the triangle median as part of a separate future public process," noted Demming.

Yet others asked about the public right of way on the proposed BHCO site.

"BHLC holds fee title to the land to the center of Civic Center Drive. However, a portion was dedicated many years ago as a City right of way. As part of the tract map, BHLC is seeking to vacate a portion of the surface right of way for the project's driveways, ramps and curbs and a portion of the subsurface right of way to allow a part of the garage to be located beneath the street. The vacation will go no further than the end of the angled parking and will not affect the travel lanes," said Demming.

Though not contemplated when the original application was filed, the project is well-designed for the current pandemic, added Cohen.

"These buildings are very small in scale, with individual entries. Tenants will take entire buildings, which have many indoor and outdoor features. In a COVID era, it's important to have fresh air. We have terraces

on every building. The idea of letting in natural air and light is very important. It's perfect for a post-COVID world," he said.

**Project Timetable**

Construction on BHCO is not expected to begin until at least 2022 and will take approximately two years. The meeting concluded with a detailed description of the road ahead for the project. At this time, applications have been submitted for a General Plan amendment, a Specific Plan, Vesting Tentative Tract Map, and a Development Agreement. Yet to come is a comprehensive Environmental Impact Report, followed by several public hearings. The Planning Commission will hold hearing(s) and vote on its recommendations to the City Council. And, then the Council will hold at least two hearings to act on the application.

After that process takes place, the Architectural Commission will review the project design. Following approval, construction drawings will be created and submitted for the Building Department to review. After Plan Check completion, building permits are then issued. Soil cleanup will commence pursuant to a workplan that will be approved by the California Department of Toxic Substances Control (DTSC).

"The cleanup will be done in accordance with the strictest applicable standards," said Goldsmith.

As for removal of contamination from Lot 13, he added, "We don't really know what the City's plans are. We understand that Union Pacific, the railroad formerly on the site and who is responsible for the arsenic, has submitted a cleanup plan to the DTSC. We anticipate

that after review, the DTSC will present that plan to the public for public comment and to the City before taking any final action on that."

Official public comment, for the foreseeable future, will continue to be virtual. But, the BHCO team told the Courier it was pleased with this first virtual setting.

"The virtual format of the design presentation really seemed to work well. Many more people were able to join for this than normally attend in person neighborhood meetings. The feedback we received was very positive. Attendees commented on how clear and thorough the presentation was. We also heard from the neighbors that they really like how the buildings fit into the Beverly Hills context, with variety of design and boutique scale, setbacks, gardens, and terraces of these creative office buildings, and they appreciate that almost half of the site is being preserved as lushly landscaped open space," said Cohen.

Importantly, the neighborhood meeting served its designated purpose of answering the public's questions.

"Every question we received about the project or the City process in any format was answered. A lot of people are not very comfortable yet with the live Q&A function on Zoom, and many don't even see it on their screen. We tried to encourage all questions to be submitted by email to make it easy for everyone to participate and to have a record of what was received and answered. I personally monitored the Q&A function to ensure all of those questions were addressed in real time," said Goldsmith. ●



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499 N. Canon Dr.  
Suite 400  
Beverly Hills, CA 90210  
310-278-1322  
Fax: 310-271-5118  
www.bhcourier.com

*Publishers*

Lisa Bloch  
John Bendheim

♦♦♦♦♦♦♦♦  
*Chief Content Officer*  
Ana Figueroa

♦♦♦♦♦♦♦♦  
*City Editor*  
Laura Coleman

*Staff Writer*  
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♦♦♦♦♦♦♦♦  
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♦♦♦♦♦♦♦♦  
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♦♦♦♦♦♦♦♦  
*Contributor*  
Jennifer Winward, Ph.D.

♦♦♦♦♦♦♦♦  
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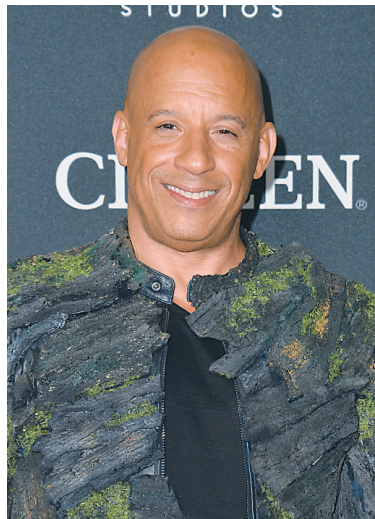
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# Birthdays



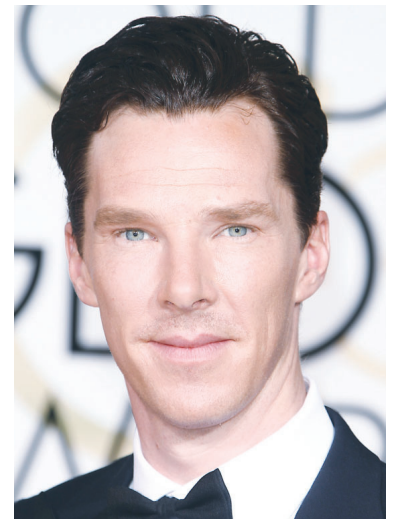
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**RENEE KUMETZ**  
July 18



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July 19



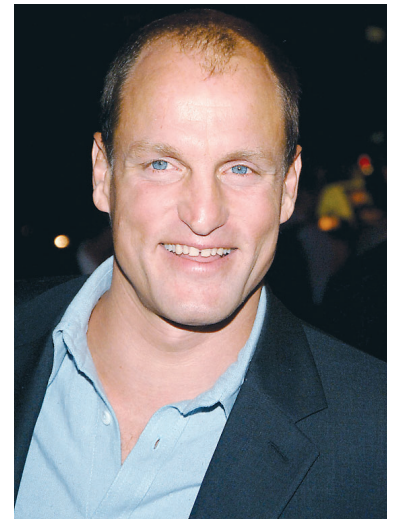
**JANINE GERSHON**  
July 19



**GISELE BÜNDCHEN**  
July 20



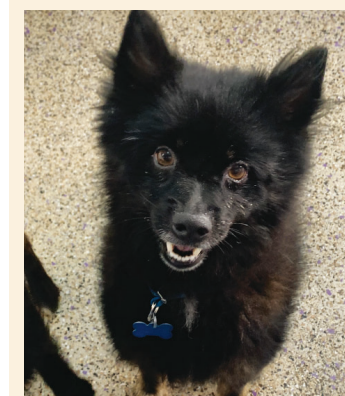
**SELENA GOMEZ**  
July 22



**WOODY HARRELSON**  
July 23



Beverly Hills resident Marjorie Simon celebrated her 100th birthday with a parade of cars, neighbors and birthday greetings from around the world.



Rambo is a two-year old Pomsky who is a 25 pound bundle of love. If you can give Rambo a new home, please call Shelter of Hope at 805-379-3538. [www.shelterhopepetshop.org](http://www.shelterhopepetshop.org)



## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Because you are determined to work for hours at a thing even without a clue of where you're going or where you'll end up, you are bound to turn out something entirely creative today.

**TAURUS** (April 20-May 20). You are likely to persuade others with your example, so be careful to keep it in the realm of what, if exponentially multiplied, would benefit the world.

**GEMINI** (May 21-June 21). Avoid staying busy for the sake of looking busy. It is not lazy or idle to stop and take stock of the situation. In fact, pausing for perspective is the smartest thing you can do right now.

**CANCER** (June 22-July 22). Don't discount what you know. You'll find strength in your roots. Accept and love where you came from. Cancer energy teaches that home is home for a reason; embrace it.

**LEO** (July 23-Aug. 22). A romantic connection ignites your creativity or a creative connection ignites your spirit of romance. Ultimately, love is a creative discourse, and the shape of a love affair is a work of art.

**VIRGO** (Aug. 23-Sept. 22). The right attitude makes life about living and not about judging. You'll be sure to stock your life with

enough interesting endeavors to keep you focused on your own business.

**LIBRA** (Sept. 23-Oct. 23). Anything you call out today, the universe will answer. Whatever your opinion may be, all you have to do is type it into a search engine to discover that there's someone who feels the same way.

**SCORPIO** (Oct. 24-Nov. 21). Doing everything at once isn't advised, although sometimes it can't be helped. And the more you try to do, the more capable you become. None can control the natural force that is the flow of life.

**SAGITTARIUS** (Nov. 22-Dec. 21). Little by little, you're letting go of a past pain. Soon, you'll be totally free of it. This you do somewhat consciously, though your subconscious is working overtime on the project, too.

**CAPRICORN** (Dec. 22-Jan. 19). Bravado is your birthright. Today, you'll find yourself in a situation that requires more courage than experience. Dive in and learn as you go.

**AQUARIUS** (Jan. 20-Feb. 18). You can put up a social media post and then take it down. Most times that doesn't matter much, but it's also true that once you hit send, it's a matter of public record. Share advisedly.

**PISCES** (Feb. 19-March 20). You know how to compliment people. It's not about what you admire, but about what they need to hear. It's beautiful when those factors collide into one message.



(School Board continued from page 1)

Schools affected by the LAUSD decision include Fairfax High School, University High School Charter, Warner Avenue Elementary, Fairburn Avenue Elementary, Emerson, Community Charter, West Hollywood Elementary, West Hollywood Community Day School, Brentwood Elementary Science Magnet, Westwood Charter Elementary, Valley View Elementary and more.

Of the county protocols, Bregy noted, "These are not looked at as guidelines. These are what we are required to do." The LACDPH order covers everything from social distance practices to workplace policies, infection control, communication and equity in delivery of instruction.

In June, BHUSD announced two options for students returning to school: a virtual learning option called the Independent Learning Center (ILC) and a hybrid learning option that combines in-school and online learning. The virtual ILC option remains untouched, incorporating the same platforms such as APEX (for secondary students), Goalbook, Seesaw and Google Classroom (elementary students). Following an onslaught of frustration from parents last week combined with low turnout for the ILC, Bregy indicated that the hybrid learning option would be amended to offer three instead of two cohorts for 4th-12th grades.

In a sea of uncertainties, one thing is sure: school will not look the same as it used to. When students go back to the physical classroom, hallways that they formerly socialized in between classes will be off limits. Lunch will take place in a designated classroom to the extent possible. Mingling will be limited to students within the same class. And there will be staggered access to lockers and locker rooms.

"We are starting this week with our think tank," Bregy told the Board. "We're actually in our facilities looking to see what it's like for our students to walk from a drop off area, into the main school area and into our classrooms." He noted that even returning in a smaller environment under the hybrid model, many challenges lie ahead in monitoring how students physically move throughout the school. Administrators are working to develop procedures, designating a hallway as one way versus another to ensure students do not need to cross one another to get from point A to point B.

Accompanying the protocols, LACDPH released a statement that read, "The protocols do not authorize schools to reopen for in person classroom instruction. School reopening will be guided by the state and by each school district's decision on how to best configure learning opportunities during the pandemic, considering the levels of community transmission and what the science tells us about the risks. For those schools that reopen their campuses, they will need to adhere to the public health and safety requirements detailed in the protocol released today."

Concluding his presentation, Bregy underscored that no matter what option is decided on for the fall, it's only temporary. Regardless of what specific learning model is ultimately rolled out, the next step is to move all students and faculty back to the physical campus. "We know that's going to happen. We want that to happen. We want to be sure that we're ready, that whatever option we select, our immediate next step is to look at a phase-in approach so that we can move forward bringing all students back." ●

# Other Districts and Private Schools Rollout Fall Plans

BY BIANCA HEYWARD

While fall options remain in flux for the Beverly Hills Unified School District (BHUSD) community, the Courier surveyed nearby public and private schools to see what they are doing.

**Santa Monica-Malibu Unified School District:** The district announced that they will reopen with distance learning, following recent state and local health recommendations and a surge in Covid-19 cases in Los Angeles County. A July 14 Superintendent's Message reads:

"SMMUSD staff want to reopen in-person as soon as possible and had been preparing to recommend an in-person option (Model B, the hybrid model that includes both in-person and distance learning). However, the steady upsurge in coronavirus cases in our region over the past several weeks combined with the advice of public health experts has led us to the conclusion that distance learning is the most prudent model to start the 2020-2021 school year."

**The Buckley School:**

The school will open on August 26 as planned with students in grades K-6 on campus every day and students in grades 7-12 in a hybrid model. Students will come to campus on a week-on, week-off basis.

**Marlborough School:**

Undecided.

**Culver City Unified School District:**

The district will reopen the 2020-2021 school year with a distance learning model for the safety of all students and staff members.

**Milken Community Schools:**

Milken will open with a hybrid model where campus is open and social distancing measures are in effect that allow for half of the student body to be on campus at one time. In the hybrid environment whereby half of the students are physically in the classroom while the other half are "Zooming in" from home. The schedule provides a framework for 4 days of synchronous learning with Fridays reserved for asynchronous learning and Kehillah programs.

**Wildwood School:**

The school is planning to have kindergarten, first, and second grades on campus every weekday for a full school day. Students in grades three through 12 will have structured school programming every weekday all day – some days on campus and some days in distributed learning.

**Campbell Hall:**

The school will open with a hybrid learning model. Students who choose to remain at home due to health concerns will have access to remote learning. To maintain physical distancing, elementary school students will be grouped in grade-level learning communities of 10-14 students and will remain with this group of classmates for all school activities. Students in grades 7-12 will follow a hybrid program with some days on campus for in-person learning and some days off campus in remote learning. ●

# Fun & Games

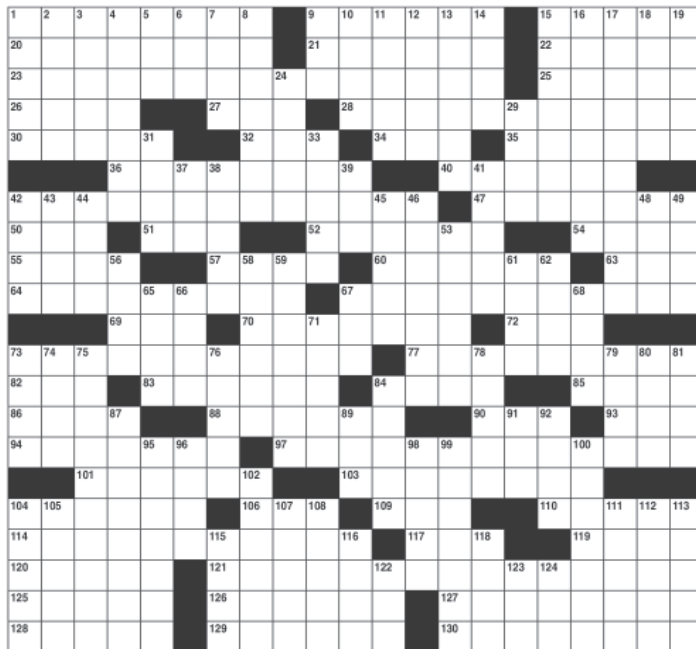
## THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 07/17/20

### CHORES GALORE

BY SAMUEL A. DONALDSON / EDITED BY WILL SHORTZ

Sam Donaldson is a law professor at Georgia State University, teaching contracts to first-year students and wills, trusts and estates to upper-division ones. He is the author or co-author of several textbooks on these subjects. Since 2011, Sam has written the annual Orca Awards for the blog Diary of a Crossword Fiend, his choices for the best American crosswords across all publications. — W.S.

- ACROSS**
- 1 "The King of Latin Pop"
- 9 "The Tale of \_\_\_\_\_ Puddle-Duck" (Beatrix Potter children's book)
- 15 Give an address
- 20 Onscreen twins, often
- 21 Ruler of the afterlife, in Egyptian mythology
- 22 Benefit of some online purchases
- 23 Chore for a censor?
- 25 LaBelle or LuPone
- 26 With, at a café
- 27 The Cards, on scoreboards
- 28 Chore for a satellite-TV technician?
- 30 Wayne's sidekick in old "S.N.L." skits
- 32 What a digital subscription might end
- 34 Current location
- 35 Certify formally, with "to"
- 36 Scientist who said: "I have no special talents. I am only passionately curious"
- 40 Wet-weather wear
- 42 Chore for a security guard?
- 47 Notchlike
- 50 Wildcatter's target
- 51 \_\_\_\_\_ Na Na
- 52 "Othello" setting
- 54 Like a list of lists of lists
- 55 Kristen of "Bridesmaids"
- 57 \_\_\_\_\_ Verde National Park
- 60 Having zero talent for
- 63 Wisconsin senator Johnson
- 64 Person to look out for
- 67 Chore for a rower?
- 69 "Chandelier" singer, 2014
- 70 "Be honest!"
- 72 Hoppy medium?
- 73 Chore for a knight?
- 77 Eats daintily
- 82 Japanese vegetable
- 83 Icy moon of Jupiter
- 84 Author James
- 85 Air Force One maker
- 86 Calf-length skirt
- 88 Bakery enticements
- 90 "Come to think of it ..."
- 93 Proven postulate
- 94 Zen principle
- 97 Chore for a dog-walker?
- 101 More watered down
- 103 Statement before a demonstration
- 104 Children's author Richard
- 106 Insurance giant
- 109 It's spotted at the craps table
- 110 Fool, in Canadian slang
- 114 Chore for an N.E.L. owner?
- 117 Pro at deductions
- 119 Daughter of Katie Holmes and Tom Cruise
- 120 "The Princess Bride" character \_\_\_\_\_ Montoya
- 121 Chore for a bowling-alley employee?
- 125 Carrying a key?
- 126 Forthcoming
- 127 Goes wild
- 128 Horse \_\_\_\_\_
- 129 Double-black diamond section of a ski mountain, with "the"
- 130 With a firm grip
- DOWN**
- 1 Conference attendee's clip-on
- 2 Tropical sorbet flavor
- 3 Magic, once
- 4 The people's choice
- 5 B'way posting
- 6 Kitty paper
- 7 Utah resort town
- 8 Fixed charge
- 9 Average guy
- 10 Abbr. on a city-limits sign
- 11 Certain Spanish Surrealist paintings
- 12 Ticked off
- 13 Cause of a small setback
- 14 World's largest tennis stadium, familiarly
- 15 Hitting the right note
- 16 Common Christmas entree
- 17 Where Groucho, Chico and Harpo spent a night
- 18 Crispy cookie brand
- 19 Live
- 24 Like most modern TVs, informally
- 29 Judo levels
- 31 Coxae, familiarly
- 33 Most common surname in Brazil
- 37 Math degree
- 38 Former SeaWorld attraction
- 39 San Francisco's \_\_\_\_\_ Valley
- 41 Patent
- 42 Scattered about
- 43 Nintendo gaming console with a pileup of vowels
- 44 Tourney format, for short
- 45 Baked
- 46 Potential result of social unrest
- 48 \_\_\_\_\_ mess (traditional English dessert)
- 49 Cold and humid
- 53 "Germ" that's passed from one child to another
- 56 Heroic exploit
- 58 Bewitch
- 59 Redundant name for a drink
- 61 Captain with a whalebone leg
- 62 Bad thing for a bluffer
- 65 Ceremony
- 66 Home to the landmark Koko Crater
- 67 Poet \_\_\_\_\_ Scott-Heron
- 68 Served as
- 71 It's due south of Hollywood
- 73 Shoving match, in a way
- 74 Thor's father
- 75 Motel 6 alternative
- 76 Strike
- 78 Tops
- 79 Isolated team of workers, in business-speak
- 80 "I guess"
- 81 6:00 broadcast
- 84 Didn't just assume
- 87 Noble thing
- 89 German exclamation
- 91 "That hits the spot"
- 92 Michelle of "Crazy Rich Asians"
- 95 Helmet opening
- 96 Scottish terrier type
- 98 Actor Robert of "Spenser: For Hire"
- 99 Eyes, informally
- 100 Like the rank of major general
- 102 Lambaste
- 104 Barbecue rods
- 105 Vessel whose name anagrams to where it might be used
- 107 Woods who voiced Cinderella
- 108 Open space in a forest
- 111 Snarky challenge
- 112 Swashbuckling Flynn
- 113 Like investing in a start-up
- 115 Loops in, in a way
- 116 Small cut
- 118 Bad fit
- 122 Six-pt. plays
- 123 Chapel Hill sch.
- 124 Houston sch.



ANSWERS FOUND IN NEXT WEEK'S PAPER...

### SUDOKU 07/17/20 ISSUE

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

### SUDOKU ANSWERS 07/10/20 ISSUE

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

### PUZZLE ANSWERS 07/10/20 ISSUE

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



# Public Notices

T.S. No.: 2020-01042-CA  
A.P.N.:5530-009-004  
Property Address: 7536  
7536 1/2, 7538 & 7540  
Lexington Ave, West  
Hollywood, CA 90046

## NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LU'U Y: KÈM THEO DÂY LÀ BÀN TRÌNH BÀY TÒM LU'OC VÈ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/18/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Alfred Bonadies, an Unmarried Man  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 06/29/2004 as Instrument No. 04 1650482 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California,  
Date of Sale: 09/10/2020 at 09:00 AM

Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$638,001.60

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN

ASSOCIATION, A SAVINGS ASSOCIATION OR BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 7536 7536 1/2, 7538 & 7540 Lexington Ave, West Hollywood, CA 90046

A.P.N.: 5530-009-004

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$638,001.60.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does

not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2020-01042-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Western Progressive, LLC, as Trustee for beneficiary  
C/o 1500 Palma Drive, Suite 237  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Date: July 10, 2020

Trustee Sale

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

BHC Published 07/17/20, 07/24/20, 07/31/20

T.S. No.: SLG-107-SCF Loan No.: 19-107  
APN: 5556-026-018  
Property Address: 1677 North Crescent Heights Boulevard, Los Angeles, California 90069  
NOTICE OF TRUSTEE'S SALE NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/4/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: North Crescent Boulevard, L.P. a California limited liability partnership, as to an undivided 50% interest and Aura Real Property (CA) LLC, a California Limited Liability Company, as to an undivided 50% interest Duly Appointed Trustee: The Singer Law Group Recorded 2/8/2019 as Instrument No. 20190119569 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/3/2020 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$2,020,257.62 Street Address or other common designation of real property: 1677 North Crescent Heights Boulevard Los Angeles, California 90069 A.P.N.: 5556-026-018 The undersigned Trustee

disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may

be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you

and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site <https://www.lpsasap.com/>, using the file number assigned to this case SLG-107-SCF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 7/8/2020 The Singer Law Group 2 Park Plaza Suite 870 Irvine, California 92614 Sale Line: (714) 730-2727 Daniel Singer, Managing Attorney A-4725256 07/10/2020, 07/17/2020, 07/24/2020

## NOTICE TO BIDDERS for the DEMOLITION OF 2323 SOUTH LA CIENEGA BOULEVARD (SAND PIT SITE) Within the City of LOS ANGELES, CALIFORNIA

**BIDS** – The City of Beverly Hills, CA invites electronic bids for the **Demolition of 2323 South La Cienega Boulevard (Sand Pit Site)** within the City of Los Angeles, California. The City will receive such bids electronically via PlanetBids up to the hour of 2:00 p.m., on **Thursday, August 6, 2020. Bid results** will be sent to all respective bidders via PlanetBids.

**NON-MANDATORY PRE-BID MEETING – NON-MANDATORY** pre-bid meeting is scheduled for July 15, 2020 at 10:00 am online via Zoom. The meeting information is as follows:

Time: Jul 15, 2020 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting  
<https://us04web.zoom.us/j/79780727670?pwd=U2dpTkxjaElkTHFqWjA5eWtHM2Vldz09>

Meeting ID: 797 8072 7670  
Password: 9KyWgR

**PROJECT WORK LOCATION:** 2323 S. La Cienega Blvd., APN 4301-027-900, City of Los Angeles, CA

**SCOPE OF THE WORK** - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the waterline replacement project in accordance with the Specifications prepared for this project.

In general terms, the contract work for this project shall consist of the following items of work:

ITEM NO.	ESTIMATED QUANTITIES	DESCRIPTION
1	1 Lump Sum	Mobilization/Demobilization
2	1 Allowance	Permit Allowance
3	1 Lump Sum	Demolition of Entire Site
4	1 Lump Sum	F&I Backfill, Compaction & Grading
5	1 Lump Sum	F&I Chain Link Fencing and Gates
6	1 Lump Sum	Driveway Approach Including Curb & Gutter

The Public Works Department has partnered with PlanetBids™ to announce and distribute all solicitation for Public Works contracts. To receive automatic announcements and to download solicitations (Specifications & Proposal Form), at no cost, visit the website at <https://www.planetbids.com/portal/portal.cfm?CompanyID=39493>.

**REQUESTS FOR CLARIFICATION** – Any questions regarding any error, omission, ambiguity or conflict in the Specifications and general clarifications, should be submitted to the Project Manager through PlanetBids no later than **12:00PM, Wednesday July 22, 2020.**

**CITY CONTACT** – General questions can be directed to the project manager, **Tristan D. Malaban, P.E.** at **(310) 285-2512** or **tmalaban@beverlyhills.org.**

**ENGINEER'S ESTIMATE** - The preliminary opinion of probable cost of construction of this Work has been prepared and the said estimate is **\$425,000.**



# Classifieds

## PUBLIC NOTICES

APN: 4348-017-008 and 5572-009-014 T.S. No.: 2020-1314 Order No. 1472543CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/6/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by cashier's check drawn on a state of national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges, and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: VISHAL KAPOOR, TRUSTEE OF THE TOWER ROAD TRUST U/T/A, DATED SEPTEMBER 20, 2016 Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 3/28/2018 as Instrument No. 20180296268 in book XX, page, XX of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 7/23/2020 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other reasonable estimated charges: \$3,971,095.62 Street Address or other common designation of purported real property: 1133 TOWER ROAD BEVERLY HILLS, CA 90210 AND 2407 CARMAN CREST DRIVE LOS ANGELES, CA 90068 A.P.N.: 4348-017-008 & 5572-009-014. Parcel 1: The land hereinafter referred to is situated in the City of Beverly Hills, County of Los Angeles, State of CA and is described as follows:

Lot 1 of Tract No. 16136, in the City of Beverly Hills, County of Los Angeles, State of California, as per Map recorded in Book 376 Page 50 of Maps, in the Office of the County Recorder of said County. Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry. Parcel 2: The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows: Lot 18 of Tract No. 16146, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 415, Pages 26 and 27 of Maps, in the Office of the County Recorder of said County. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (855)986-9342, or visit this

Internet Web site www.superiordefault.com using the file number assigned to this case 2020-1314. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date 6/17/20. S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (7/3/20, 7/10/20, 7/17/20 TS# 2020-1314 SDI-18853

**FICTITIOUS BUSINESS NAME STATEMENT 2020092400** The following is/are doing business as: **SHOWBIZLY**  
514 N. Hayworth Ave. #101, Los Angeles, CA 90048; **Joseph Hobbs** 514 N. Hayworth Ave. #101, Los Angeles, CA 90048; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed May 2020: **Joseph Hobbs, Owner:** Statement is filed with the County of Los Angeles: June 08, 2020; Published: June 26, July 03, 10, 17, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2020094373** The following is/are doing business as: **A STITCH IN TIME BRIDAL SERVICES**  
131 S. Barrington Place #210, Los Angeles, CA 90049; **Olivia Vaatete** 131 S. Barrington Place #210, Los Angeles, CA 90049; **Anne Fiser** 131 S. Barrington Place #210, Los Angeles, CA 90049; The business is conducted by: **COPARTNERS**, registrant(s) has begun to transact business under the name(s) listed January 2020: **Olivia Vaatete, Partner:** Statement is filed with the County of Los Angeles: June 11, 2020; Published: June 26, July 03, 10, 17, 2020 **LACC N/C**

**FICTITIOUS BUSINESS NAME STATEMENT 2020097551** The following is/are doing business as: **LEAH LA MODE**  
1245 S. Camden Dr., Los Angeles, CA 90035; **Yaron Hazani** 1245 S. Camden Dr., Los Angeles, CA 90035; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed May 2020: **Yaron Hazani, President:** Statement is filed with the County of Los Angeles: June 22, 2020; Published: July 10, 17, 24, 31, 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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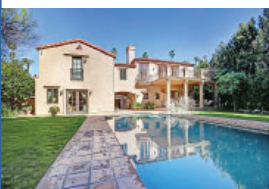
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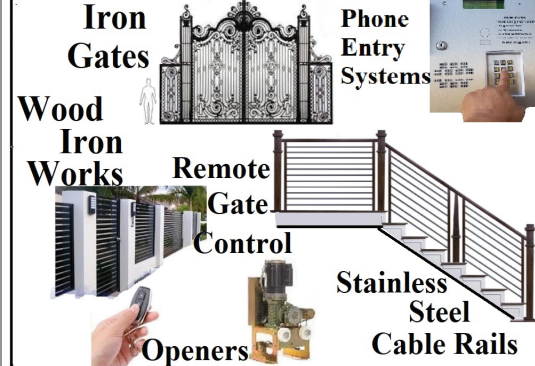
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