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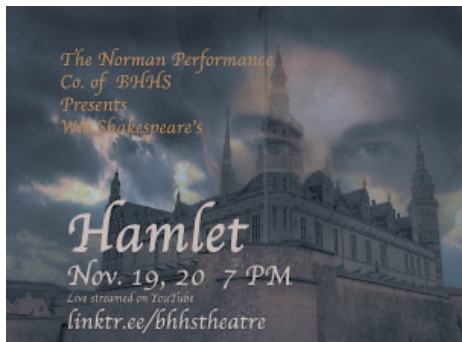
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THE WEATHER, BEVERLY HILLS

☀️ Friday	63° 48°
☀️ Saturday	65° 49°
☀️ Sunday	72° 52°
☀️ Monday	75° 54°
☁️ Tuesday	71° 53°
☁️ Wednesday	66° 52°
☁️ Thursday	66° 52°

How Beverly Hills Voted

BY SAM BRASLOW

Beverly Hills found itself at the center of the political crosscurrents in 2020. After civil unrest erupted across the country in the wake of the killing of George Floyd by Minneapolis Police, the City saw its vaunted commercial thoroughfares and storefronts vandalized and looted by rioters. Then, its tranquil residential streets became the site of civil disobedience by Black Lives Matter protesters. Additionally, the City's iconic Beverly Gardens Park played host to what became one of Los Angeles' largest weekly pro-Trump rallies of the political season. At its peak, the "Freedom Rallies" drew an estimated 4,000 attendees. While it's difficult

to ascribe support for any of these events to a percentage of Beverly Hills residents, the Nov. 3 election did provide interesting statistics about the City's electorate.

The City, as the Courier announced in its Nov. 6 front page, did break for Joe Biden in the Presidential election. The former Vice President garnered 8,668 votes while 6,329 ballots were cast for President Trump. The election returns for Beverly Hills do, however, reveal a more complicated picture than a binary choice between Democrat or Republican.

In line with trends across the country, Beverly Hills saw an increase in voter

registration from 2016, with nearly 23,000 registered voters in 2020—up from more than 21,000 in 2016. But unlike the country as a whole, which saw its greatest turnout since 1900, Beverly Hills experienced a dip in voter participation. According to current County data, about 68 percent of registered voters went to the polls this year, down from about 76 percent in 2016. This number, along with the others presented here, can still change. Some votes remain to be counted and the County Registrar-Recorder has not certified the vote.

(How Beverly Hills Voted continues on page 9)



Freedom Rally organizer Shiva Bagheri plans to continue the rallies in support of President Trump. Photo by Samuel Braslow

BHPD Makes Arrest in Alleged Hate Crime

BY BIANCA HEYWARD

On Nov. 4, an alleged hate crime took place at Café Istanbul on the 300 block of South Beverly Drive. At approximately 8:30 p.m., a group of male subjects entered the café and proceeded to destroy property inside the establishment while making pro-Armenia comments. The suspects physically attacked the employees inside the restaurant and later in the alley outside of the restaurant. The victims sustained minor injuries and refused medical treatment at the scene.

On Nov. 12, the Beverly Hills Police Department (BHPD) released a statement that read: "A joint investigation with The Federal Bureau of Investigation, and the Los Angeles County Probation Department, resulted in the arrest of one of the primary suspects responsible for a hate crime in the City of Beverly Hills on Nov. 4, 2020. The suspect was arrested this morning in the City of Glendale." The investigation revealed

that between 6-8 suspects were involved in the crime.

The suspect, William Stepanyan, age 22 of Glendale, was arrested for PC 422.5-Hate Crime; PC 211-Robbery; PC 459-Burglary; PC 594 (b)-Vandalism. A probation violation hold has been issued for Stepanyan, and he is currently being held without bail at the Beverly Hills Police Department. Stepanyan's next court date is scheduled for Nov. 16, in Department 31 at the Airport Courthouse.

Sam Turac, a nephew of the restaurant owner, spoke to the Courier shortly after the incident. He providing additional details about the event.

"Three or four gentlemen entered the store and started breaking stuff. We had five members of our family here at the time.

(Hate Crime continues on page 9)

Beverly Hills Adopts Mixed Use Ordinance

BY SAMUEL BRASLOW

Marking the end of a two-year process, the Beverly Hills City Council passed an ordinance allowing for mixed use development in certain commercial areas of the City at a Nov. 10 combined Regular Session and Study Session. Developments within the new overlay zone can include both residential and commercial uses. The amendment to the general plan was met with resistance from some residents who worried about the impact of mixed use on their quality of life. Even after the City began considering the zoning change, the measure took on added urgency with steep demands by the State to create new housing in the City. The ordinance passed 4-1, with Councilmember John Mirisch voting no.

(Mixed Use continues on page 10)

Courier Calendar

NOW - NOV. 15

THE BROAD STAGE - SCOTT SILVEN'S "THE JOURNEY"

The Broad Stage presents the West Coast premiere of Scott Silven's "The Journey." Illusionist, mentalist and performance artist Silven takes his audience from their homes to his in rural Scotland. Following a sold-out world tour of "At the Illusionist's Table," Silven performs this live immersive experience for only 30 participants per show.
<https://thebroadstage.org/performances/2020-21/special-event/thejourney>

NOV. 13

THE LOS ANGELES PHILHARMONIC'S SOUND/STAGE EPISODE 8 - "CHICANO BATMAN"

10 a.m.

The Los Angeles Philharmonic's Sound/Stage is an online collection of concert films and interviews, essays, and artwork that offer deeper insights into the music. Join for episode 8 with Chicano Batman. Since 2008, Chicano Batman has blended the many sounds of L.A. into a genre-bending mix that offers both societal critiques and an unabashed dance party. The band is often described through their influences, which range from 1960s Brazilian Tropicália and Delfonics-style soul to Afro-Cuban rumbas and the funk-jazz of Herbie Hancock's Headhunters period.
<https://www.laphil.com/about/watch-and-listen/introducing-soundstage>

NOV. 13

WRITERS BLOC - MICHAEL CONNELLY AND MATTHEW MCCONAUGHEY: "THE LINCOLN LAWYER IS BACK"

5 p.m.

Join the Writers Bloc with Michael Connelly and Matthew McConaughey. Connelly's "The Law of Innocence" is Mickey Haller's sixth star turn since his debut 15 years ago. McConaughey is the author of the book, "Greenlights," the term he uses for success and is a distillation of 36 years of personal diary entries, stories, accounts of how he grabbed life, and how he looks at life. To attend this event, the purchase of Connelly's "The Law of Innocence" or McConaughey's "Greenlights" from Vroman's Bookstore is required.
<https://writersblocpresents.com/main/michael-connelly-and-matthew-mcconaughey/>

NOV. 13 - 15

THE GROUNDINGS THEATRE AND SCHOOL: 4TH ANNUAL DIVERSITY FESTIVAL

The Groundlings Theatre and School presents the 4th Annual Diversity Festival. Taking place online this year, the three-day event features sketch and improv classes, panels and shows dedicated to celebrating diversity and inclusion in comedy. The line-up features Groundlings, alumni and special guests, including the storytelling show "Minority Retorts," a "Women of SNL" panel and a "Black Women in Sketch Comedy" panel.
<https://www.groundlings.com/school/diversity>

NOV. 13, 20, 22

CENTER THEATRE GROUP'S DIGITAL STAGE AND GETTY MUSEUM: "THE GREEK TRILOGY OF LUIS ALFARO" - "OEDIPUS EL REY," "MOJADA" AND "ELECTRICIDAD"

5 p.m.

The Center Theatre Group's Digital Stage, in partnership with the Getty Museum, presents MacArthur Fellow Luis Alfaro's adaptations of classic Greek plays. The streamed readings are filmed at the Kirk Douglas Theatre and part of the three-play "The Greek Trilogy of Luis Alfaro" with "Oedipus El Rey" premiering on Nov. 13, "Mojada" on Nov. 20, and "Electricidad" on Nov. 22. Each reading will be available on demand until Jan. 20, 2021.
<https://www.centertheatregroup.org/DigitalStage>

NOV. 14

THE FORD - LA SOUNDSCAPES: "BLUE13"

10:30 a.m. Craft Workshop, 11 a.m. Performance

The Ford presents LA Soundscapes with online music and dance workshops. Learn where the dances come from, obtain a close look at the instrumentation used by the musicians, and finish with step-by-step instructions to dance along at home. Log on early to attend a craft workshop before the main event. On Nov. 14, Blue13 Dance Company brings to life the joy and exuberance of contemporary Indian dance, including Bollywood and Bhangra inspired dance works and demonstrations that at once entertain and educate all ages.
<https://www.theford.com/events/performances/1212/2020-11-14/blue13>

NOV. 15

UCLA'S CENTER FOR THE ARTS OF PERFORMANCE - FORCED ENTERTAINMENT'S "COMPLETE WORKS: TABLE TOP SHAKESPEARE: AT HOME"

UCLA's Center for the Art of Performance presents Forced Entertainment's "Complete Works: Table Top Shakespeare: At Home" on YouTube. Each of the 36 plays, starting with "Macbeth" and ending with "The Tempest," is free with an RSVP. The performances explore narrative in relation to Shakespeare's comedies, tragedies and histories with homemade puppetry shows.
<https://cap.ucla.edu/calendar/details/shakespeare>

NOV. 15 - DEC. 31

BARNSDALL VIRTUAL ART & CRAFT FAIR

3 - 5 p.m.

The Barnsdall Art Center Student Advisory Committee presents the Barnsdall Virtual Art & Craft Fair. The event is dedicated to supporting the Barnsdall Art Center teaching and student artists. Traditionally held at the Barnsdall Art Center at Barnsdall Park, the popular, annual fair will be virtual this year. Live kickoff celebration with art viewings, music and demonstrations takes place on Nov. 15. Visit website to view artwork.
<http://www.barnsdallartcenter.org/>



NOV. 17

WRITERS BLOC: MARTIN AMIS AND STEVE MARTIN

5 p.m.

Writers Bloc presents a free of charge livestream event with Martin Amis and Steve Martin. Amis' newest book is "Inside Story." Martin created with Harry Bliss, cartoonist for The New Yorker, the new book "A Wealth of Pigeons with one-panel cartoons and captions that are, not surprisingly, very funny."
<https://writersblocpresents.com/main/martin-amis-and-steve-martin/>



NOV. 18, 28

THE SORAYA PARTNERS WITH KCET AND PBS SOCAL: "A TRIBUTE TO LINDA RONSTADT AT THE SORAYA"

8 p.m. Nov. 18 on KCET; 7 p.m. on Nov. 28 on PBS SoCal

KCET and PBS SoCal partner with The Soraya for "A Tribute to Linda Ronstadt at The Soraya" that stars Aida Cuevas, La Marisoul, Mariachi Garibaldi de Jaime Cuéllar and special guests David Hidalgo from Los Lobos and Sarah Watkins. The program features performances of the singer's many hits from both her English and Spanish language songbooks. Ronstadt also shares about her family, culture, and the diversity of her career.
<https://www.kcet.org/shows/southland-sessions>



NOV. 18 - DEC. 20

GEFFEN STAYHOUSE: "CITIZEN DETECTIVE"

Geffen Playhouse launches a series of new live, virtual and interactive world premiere productions from its Geffen Stayhouse banner. In "Citizen Detective," a virtual show based on an unsolved 1920s Hollywood murder, audience members become the detectives in a case that mixes theater, mystery, and collaborative code breaking.
<https://www.geffenplayhouse.org/shows/citizen-detective/>

NOV. 19

THE JVS WOMEN'S LEADERSHIP NETWORK: 8TH ANNUAL WOMAN TO WOMAN CONFERENCE

9 a.m.

JVS Women's Leadership Network presents its 8th Annual Woman to Woman Conference, which is virtual this year. Join the Women's Leadership Network (WLN) to celebrate inspirational women leaders in the community. Be inspired by their stories of challenges, triumphs, personal insights and more. Learn more about the WLN, the work to support women through career crisis and transition, and how to help make a difference in women's lives.
<https://www.jvs-socal.org/wln/>



NOV. 19

WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS - DIGITAL SERIES: VIOLINIST VIJAY GUPTA, CELLIST PETER MYERS AND PIANIST SUZANA BARTAL PERFORMING COMPOSER REENA ESMAIL'S PIANO TRIO

5 p.m.

The Wallis Annenberg Center for the Performing Arts presents a digital series featuring violinist Vijay Gupta, cellist Peter Myers, and pianist Suzana Bartal performing composer Reena Esmail's Piano Trio, which blurs the boundaries between Indian and Western classical music. The broadcasts are offered online. They also include comments by the artists, who last appeared together live at The Wallis in February 2020, performing the Piano Trio, among other works. Register for the free broadcasts on the website.
<https://www.thewallis.org/Composers>

DEC. 3

WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS - "DREAMBUILDERS: FROM POST OFFICE TO BOX OFFICE" VIRTUAL BENEFIT

6:30 p.m.

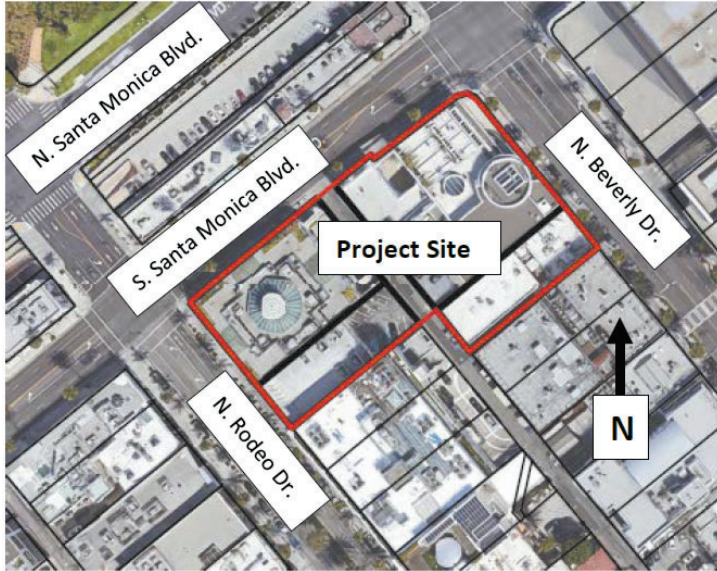
Wallis Annenberg Center for Performing Arts commemorates the 25th anniversary of its founding with "DreamBuilders: From Post Office to Box Office," a virtual benefit celebrating the landmark occasion and honoring DreamBuilders, the Honorable Vicki Reynolds, Founding President Paul Selwyn, and the late President Emeritus Richard Rosenzweig, on Dec. 3. Presented by Harry Winston, Inc., the benefit is hosted by Wallis Board Members Debbie Allen and Nigel Lythgoe, OBE, with Wallis Annenberg serving as Honorary Chair.
<https://thewallis.org/dreambuilders>



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF PUBLIC SCOPING MEETING

DATE: Wednesday, December 2, 2020
TIME: 6:30 p.m. to 8:00 p.m.
LOCATION: VIRTUAL MEETING ON-LINE LOCATION:
<https://www.gotomeet.me/CBHCD/events>
 Alternatively, phone access is available at 1-866-899-4679
 Phone Access Code: 954-861-509

PROJECT: Cheval Blanc Beverly Hills Specific Plan Project



The City of Beverly Hills is preparing a Draft Environmental Impact Report (Draft EIR) for the proposed Cheval Blanc Beverly Hills Specific Plan (herein referred to as “Project”). The public is invited to attend a preliminary “scoping meeting” on **Wednesday, December 2, 2020 at 6:30 p.m.** to comment on environmental issues that should be addressed in the Draft EIR. Due to the on-going public health issues associated with holding in-person gatherings during the Covid-19 pandemic, the scoping meeting will be held virtually. Access to the meeting is available through: (i) the video conferencing link, and (ii) the phone access information identified at the top of this notice.

Project Location: The Project Site (456 and 468 North Rodeo Drive, 449, 451 and 453 North Beverly Drive and 461 through 465 North Beverly Drive) is located in the City of Beverly Hills and generally is located at on the southeast corner of Rodeo Drive and South Santa Monica Boulevard. The Project site is bounded on the north by South Santa Monica Boulevard, on the east by North Beverly Drive and on the west by North Rodeo Drive. The Project site is approximately 1.28 acres (55,608 square feet [SF]) in size and includes Assessor Parcel Numbers 4343-016-001, -002, -019, and -023, as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project Site is regionally accessible from Interstate 405 (the San Diego Freeway) and Santa Monica Boulevard, and locally accessible from North Santa Monica Boulevard. The Project Site is currently developed with two retail commercial structures on North Rodeo Drive (The former “Brooks Brothers” and the “Celine” retail locations) and developed with a retail building and an institutional building (the former “Paley Center”) on North Beverly Boulevard.

Project Description: The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building, up to 220,950 square-feet in floor area (a floor area ratio (FAR) of approximately 4.2 to 1 overall and a FAR of approximately 3.9 to 1 above ground), based on the proposed development standards set forth in the Specific Plan. The single building is proposed to include a luxury hotel with restaurant and ancillary services, private club, and retail uses at street level with frontage on North Rodeo Drive. The submitted conceptual plans for the Project identify the following features:

- The new building is proposed to vary in height across the Project site. The portion of the building fronting North Rodeo Drive is proposed to be 4-stories, 51-feet in height. The structure would step up in height to a maximum of 9-stories, 115-feet in height on North Beverly Drive.
- The proposed 187,058 square-foot (per conceptual plans) luxury hotel would contain up to 115 hotel rooms.
- The proposed private club would be physically contained within the hotel portion of the building. The club would provide facilities for social and recreational purposes for up to 500 individual members. Club amenities include meeting rooms, a screening room, and a club specific restaurant use.
- Appurtenant uses in connection with the hotel and club include: Restaurant uses, including a ground floor restaurant open to the public; a wellness center, including fitness and exercise equipment and services; a spa, including day spa, cosmetic spa, and beauty and barber

- services; and pools, decks, balconies, and outdoor dining facilities, which are proposed to be located on the building’s rooftop areas.
- The new building is proposed to include a motor court with access from South Santa Monica Boulevard. The motor court will be valet operated and used for vehicle drop-off and pick-up for hotel, club, spa, retail, and restaurant users of the building.
- 24,980 square-feet of ground floor accessible retail space is proposed with frontage on North Rodeo Drive. The total linear length of the retail frontage is approximately 150 feet. The conceptual plan includes a new, approximately 20’ by 35’ pedestrian plaza on the southeast corner of the intersection of North Rodeo Drive and South Santa Monica Boulevard.
- 178 vehicle parking spaces are proposed to be located on three subterranean levels.

Construction is anticipated to commence in 2022 and take approximately 38 months to complete.

Initial Study: Based on the conclusions of the Initial Study prepared for the Cheval Blanc Beverly Hills Specific Plan Project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

- | | |
|----------------------------|---------------------------------|
| • Air Quality | • Noise |
| • Cultural Resources | • Transportation |
| • Energy | • Tribal Cultural Resources |
| • Geology and Soils | • Utilities and Service Systems |
| • Greenhouse Gas Emissions | |
| • Land Use and Planning | |

Potential cumulative impacts and potential for growth inducement will also be addressed; alternatives, including the No Project Alternative, will be evaluated.

Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the Cheval Blanc Beverly Hills Specific Plan Project in a public setting and provide an opportunity for a full airing of the environmental issues that are important to the community. The meeting will include a presentation of the proposal and a description of the environmental issues to be analyzed in the Draft EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments regarding potential environmental effects of the Project made during the scoping meeting will be addressed as appropriate in the Draft EIR.


Required 30-Day Comment Period: The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 35-day comment period, which starts on **Friday, November 13, 2020** and will conclude on **Friday, December 18, 2020**. Written comments should be addressed to:

Masa Alkire, AICP, Principal Planner
City of Beverly Hills Community Development Department
455 North Rexford Drive
Beverly Hills, California 90210
Fax: (310) 858-5966
Email: malkire@beverlyhills.org

After the Draft EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft EIR and on the Project. Separate notices of the availability of the Draft EIR and of the hearings on the Project will be released at later dates.

The case file on this Project, which includes the plans and applications, is on file at the Planning Division, 455 North Rexford Drive, Beverly Hills, California 90210. Copies of the Initial Study are also available in the Planning Division at City Hall and online at www.beverlyhills.org/environmental. If there are any questions regarding this notice, or if you would like to review the case file (plans and applications) or receive copies of available documents, please contact **Masa Alkire, AICP, Principal Planner at (310) 285-1135 or via email at malkire@beverlyhills.org**.

Masa Alkire, AICP
 Principal Planner

 The meeting is accessible at <https://www.gotomeet.me/CBHCD/events> and oral comment may be provided during the meeting. Members of the public may attend this meeting telephonically at 1-866-899-4679 (access code 954-861-509) to listen to and to provide oral public comment. Written public comment can be offered electronically prior to and during the meeting by emailing malkire@beverlyhills.org. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

Beverly Hills Increases COVID Rent Aid

BY SAMUEL BRASLOW

The Beverly Hills City Council increased the amount of money set aside to help tenants impacted by COVID-19 by \$450,000, bringing the fund to \$1.1 million. The program, which was originally approved at the Sept. 15 formal meeting, will directly pay landlords in an effort to stave off a potential wave of evictions stemming from the economic ripples of the pandemic. While Councilmember John Mirisch pushed for even greater funding, other councilmembers opted to gauge demand once the program has gone into effect first.

“These are desperate times, we’ve heard pleas from people, I think we can easily add another \$550,000 to it,” said Mirisch, who was supported by Councilmember Lili Bosse. “And even that is probably not enough for us.”

Councilmember Julian Gold cautioned patience, saying that the City did not even know how much demand existed for the aid. “I think we may have to add more money, I think that’s a good thing to do, but I do

think it should be based on something and not a spitball over how much money we should put at it,” he said. “We don’t even have applications yet.”

As a compromise, the Council agreed to resume discussion on potentially increasing funding on Dec. 1.

The program will apply to tenants living on multi-family properties that fall under the Rent Stabilization Ordinance, prioritizing seniors and households with children enrolled in Beverly Hills Unified School District. The program offers eligible residents up to \$1,000 for three months to make up the remaining balance of unpaid rent. The money will go directly to the landlord under the condition that the landlord grant the tenant a year to repay back rent. Landlords will also have to agree not to evict tenants for a year. The application for the program will open on Nov. 16 and go until Dec. 7.

Councilmember Lili Bosse expressed frustration at the delay between the initial

vote on the program in September and its implementation.

“I also want to add that during these last number of months...a lot of residents have been very frustrated with how long this

has taken,” she said. “They’re all suffering. For me, that’s another reason why I do feel that we should look to adding more money to it.” ●

City Approves Final EIR for Metro North Portal

BY SAMUEL BRASLOW



Rendering of North Portal

The Beverly Hills City Council approved the Final Environmental Impact Report (EIR) for the Wilshire Boulevard/Rodeo Drive portal for the Metro Westside Purple Line Extension. After considering two alternatives, the Council selected Beverly Drive as the location for the subway exit and entrance—though no Councilmember expressed much enthusiasm at the choice put before them. The report was finalized unanimously, with each city councilmember in support of the Beverly Drive location.

“I’m kind of disappointed,” said Councilmember Julian Gold, “because I really did think that, when we started talking about portals and things like that, we were really talking about the ability to provide amenities and service for the ridership, and in particular for our residents and our businesses. It would be nice to have a portal that would include a place to get a cup of coffee, or if you still read a newspaper, or some amenity that’s more than just having a hole in the ground with an escalator.”

Nonetheless, given the costs and logistics of the alternatives, Gold supported the Beverly Drive location. “Amongst the alternatives presented, I would vote for the Beverly Drive one,” he said.

For decades, Los Angeles officials and public transportation advocates have eyed the possibility of a heavy rail line from downtown to the Westside. Those ambitions manifested with the Purple Line Extension. In 2010, the Federal Transit Administration (FTA) and the Los Angeles

County Metropolitan Transportation Authority (Metro) began the process of bringing the Purple Line from its current terminus at Wilshire Boulevard and Western Avenue to a new station in Westwood.

The original plans for the extension included two stations in Beverly Hills on Wilshire/La Cienega and Wilshire/Rodeo. The Wilshire/Rodeo station, however, had only one portal at the southwest corner of Wilshire Blvd. and Reeves Drive. This would have forced riders to cross Wilshire to access the Business Triangle. This provoked concern from both Beverly Hills residents and officials.

One of the most outspoken residents, Phil Savenick, called in to the Nov. 10 meeting.

“I feel somewhat responsible for us being here, because it was three years ago that I stood on the corner of Reeves and Wilshire as the cars whizzed by and basically said, how are visitors going to get from this side of the street to that? There is no stoplight, there is no crosswalk, there is no parking, there is no off-street loading and no security or bathrooms,” Savenick said.

In the interest of pedestrian safety and convenience, the City of Beverly Hills approached Metro in 2018 to provide a second portal on the north side of Wilshire Boulevard. The Wilshire/Rodeo Station North Portal also has the benefit of connecting riders more directly to the commercially vibrant Business Triangle.

(North Portal continues on page 10)



COVID-19 RENT SUBSIDY PROGRAM

On September 15, 2020, Beverly Hills City Council approved a Rent Subsidy program for tenants financially impacted by COVID-19.

APPLICATION PERIOD: NOVEMBER 16, 2020 THROUGH DECEMBER 7, 2020

Please call 310-285-1031 or email bhrent@beverlyhills.org

TENANT ELIGIBILITY REQUIREMENTS:

- Resident in multi-family building in unit subject to Rent Stabilization
- Have NOT received funds from other rent subsidy programs
- Monthly rent is \$4,000 or less
- Low-income (≤80% of Area Median Income)
- Tenant does not have a history of being disruptive

HOUSING PROVIDER REQUIREMENTS:

- Good standing (all units registered, no code violations)
- Property is not in default, is not for sale, and will continue to provide housing

PRIORITY GIVEN TO:

- Senior tenants (65+ years old)
- Households with children enrolled in the Beverly Hills School District

DOCUMENTS REQUIRED FOR APPLICATION:

- Proof of Beverly Hills Residency (e.g. utility bill, past rent payments, etc.)
- Most recent lease agreement
- Proof of financial impact from COVID-19
- Proof of income
- If tenant receives government assistance (e.g. PPP, EDD), proof that a portion of rent was paid
- If applicable:
 - Proof of enrollment in Beverly Hills School District
 - Proof age is 65 or older

FOR MORE INFORMATION ABOUT THE PROGRAM:

www.beverlyhills.org/bhrent | Email: bhrent@beverlyhills.org | Tel. 310-285-1031

BHUSD Considers Waiver Process

BY BIANCA HEYWARD

On Nov. 10, the Beverly Hills Unified School District (BHUSD) held a regular Board of Education meeting during which Superintendent Dr. Michael Bregy shared updates with the community on how the current uptick in COVID-19 cases is affecting the physical reopening process and recent changes to the transitional kindergarten (TK) through second grade school waivers. After a motion was approved by the Los Angeles County Board of Supervisors on Sept. 29, the L.A. County Department of Public Health (Public Health) began offering a waiver whereby schools may bring back students in grades TK-2 upon approval by Public Health.

Initially, Public health officials announced they would be granting up to 30 waivers per week, with priority given to schools with a large population of low-income students who qualify for free and reduced-price meals. Public Health has since increased the numbers of schools being selected for the waiver from 30 to 50 each week. Last week, Bregy relayed that BHUSD completed the waiver application for Hawthorne Elementary and Horace Mann Elementary, and during the Nov. 10 meeting indicated that officials could be granting approval as early as December. "However, and it's not a popular thing to say. But it certainly would not be my recommendation to bring back these students in December, right before winter break," said Bregy at the Nov. 10 meeting.

Los Angeles County, which remains firmly in the purple "widespread" tier,

must achieve 14 consecutive days of less than an eight percent positivity rate and less than seven daily new cases per 100 thousand people before moving to the red tier, and allowing for in-person instruction. While all K-12 schools in purple tier counties are prohibited from physically reopening, Public Health updated their Health Order in September, allowing schools to submit an application to offer in-school instruction for small cohorts of students with Individualized Education Plans (IEPs) and children who are English Learners (EL) needing assessments and/or specialized in-school services.

At the meeting, Bregy presented the Board with a recommendation to approve the addendum allowing for small group special education cohorts to return to the physical campus. The Board voted unanimously in favor, ratifying the MOU between BHUSD and the Beverly Hills Education Association to bring back a limited number of high need students while remaining in compliance with the Public Health reopening protocols. The classroom must maintain six feet of social distance, require face coverings and will allow a maximum of 12 students per classroom for grades TK-2.

"You can turn on your television and you can see that the cases for COVID-19 are expanding in many states, including in L.A. County and our surrounding counties," Bregy said.

He added: "As a reminder, we all play a part in ensuring that we keep the transmission rate down as much as possible." ●

Feedback Sought on Temporary Intersection Enhancements

BY ANA FIGUEROA

The City of Beverly Hills is installing a temporary demonstration project at N. Camden Drive and Brighton Way. The purpose of the project is to test elements that could make streets more pedestrian friendly. Funded by a grant from the Southern California Association of Governments (SCAG), the initiative is part of a Pedestrian and Bicycle Awareness and Education Campaign being disseminated on the City's social media channels. The campaign is also front and center in a new grant-funded mobility website: www.beverlyhills.org/mobility.

Enhancements to the intersection include brightly painted curb extensions that shorten crossing distances and make pedestrians more visible, and planters that separate the space from moving traffic. Later in November, additional delineators to separate the space, a more visible diagonal crossing design, bike parking, and public

seating will be installed to compliment the City's OpenBH program and allow visitors to further support the nearby restaurants.

The demonstration project aims to illustrate the potential for pedestrian amenities that could be expanded in other parts of the City. The project will remain in place for at least six months.

The City is asking community members to visit the intersection and respond to a short online survey to share their thoughts. The survey is available on the mobility website, which also includes resources about safely navigating Beverly Hills via all travel modes. The feedback from the survey will help the City determine if the demonstration project will be made permanent, modified, or removed, which is anticipated to be considered by the City Council in spring/summer 2021. ●

City Council Approves Settlement with Metro

BY SAMUEL BRASLOW



The Beverly Hills City Council voted to accept a settlement with the Los Angeles County Metropolitan Transportation Authority (Metro) over the Purple Line Extension Project, ending litigation over the proposed rail line. The settlement outlines the terms of how the City and Metro will share the cost and work for a second subway portal at Wilshire Blvd. and Rodeo Dr. The Council voted 4-1, with Councilmember John Mirisch dissenting.

"I support the settlement agreement," said Vice Mayor Robert Wunderlich. "I do think it provides benefits for both the City and Metro."

Metro's Purple Line Extension promises to carry riders from downtown Los Angeles to Westwood in only 25 minutes when completed.

(City Council continues on page 8)



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Beverly Hills' Best Bakeries for Holiday Cakes and Pies

BY CAROLE DIXON



Pies and Cakes from Violet

The holidays are here and over-indulging and celebrating is in order this year more than ever. You don't want to get caught scrambling last minute for a pie or cake. We have rounded-up some of the best spots in town with plenty of time to order for Thanksgiving and see what's available for special holiday cookies and cakes. You can even try your hand a baking your own pie this year or constructing a gingerbread house.

The big news just in time for holiday bingeing, **Bottega Louie** from downtown L.A. finally opened on Nov. 9, in West Hollywood on Santa Monica Boulevard. The famous fancy French-style tarts, cupcakes and pastries are now much closer, and you can order your croquembouche macaron tree for the holiday table.

www.bottegalouie.com

Ladurée Beverly Hills: Who doesn't love a colorful, bite-size French confection? Especially when they are vegan macrons inspired by wellness guru Matthew Kenney. Most recently, Ladurée has partnered with Paris-based world-renowned Michelin-star chef, Jean François Piège to create a special holiday collection. The message is simplicity while sharing with our loved ones, inspired

by his famous dessert, the Blanc Manger. www.laduree.us

Sprinkles: Candace Nelson might be best known as the award-winning cupcake queen of Beverly Hills, but she is now offering her skills this holiday season for a virtual pie baking pop-up class. And, the Courier secured a hot tip from Nelson ahead of the class. "Pull your pumpkin pie before it's fully baked so it doesn't over-bake and lead to a cracked top. The filling should still have a gentle jiggle in the middle 4 inches of the pie when you remove it from the oven."

www.piepopup.com

Beverly Hills Hotel and Hotel Bel-Air: If you lunch at the Polo Lounge during the holidays, visit the new pop-up pastry shop for scones, cake-pops and bagels, open Friday through Sunday from 8 a.m. to 2 p.m. And, the outdoor Fountain Coffee Shop room is also offering sweets to-go (including their signature chocolate-coconut cake). For something a little more rustic, sister property Hotel Bel-Air offers a picnic under the stars with fire pits and s'mores kits.

www.dorchestercollection.com/



Huckleberry Cupcake Decorating Kit Photo by Lindsey Hutterer

Chaumont: For some of the best cinnamon, raspberry, blueberry pastries and pain au chocolat croissants in town, this Gallic spot on Beverly Drive will need a few days' notice for any large holiday orders. They also offer a flourless almond or chocolate cake so be sure to plan ahead. And, you can also order beurre D'Isigny A.O.P cow's milk unsalted butter from Isigny, France.

www.chaumontbakery.com/

The Cheesecake Factory: Sometimes you just need a good old-fashioned cheesecake and having a choice from over 30 types on Beverly Drive is not bad. Staples include red velvet, strawberry and Oreo cheesecake. They will hold a cake for up to two weeks in advance, which is a good idea this time of year. The pecan or the pumpkin can run out quickly. For Christmas, the Peppermint Bark cheesecake is in high demand starting in early December.

www.thecheesecakefactory.com/

Clementine, Century City: If you want your home to have that fresh-baked pie scent wafting through the kitchen, but don't want to do the heavy lifting, family-owned Clementine bakery has a bake-at-home apple pie that seems like the perfect order this Thanksgiving. While you're there, get a few back-ups like a pumpkin or chocolate cream in the event that you still accidentally burn the crust.

www.clementineonline.com

Violet Bistro in Westwood will be offering a range of patisserie from a chocolate bundt cake with brown sugar meringue to a caramel pumpkin chiffon cheesecake or a French apple streusel pie with a vegan crust. Place orders by Nov. 21. And, if you would like to learn how to recreate one for Christmas, sign-up for one of their online cooking classes.

<https://violetla.com/>



Ladurée Macaron Blanc



Peppermint Treats from Milk Bar

Valerie Confections: Valerie Gordon has a special skill for recreating nostalgic L.A. cakes such as the coffee crunch cake from Blum's Bakery, Brown Derby grapefruit cake and Chasen's banana shortcake. She also bakes seasonal pies and pumpkin petits fours, but you don't have to trek to Echo Park thanks to the beauty of online ordering and delivery.

<https://valerieconfections.com/>

Winston Pies: If size is an issue this year, this pie-house offers full to bite-size, which makes it fun for trying a variety of freshly baked goods without preservatives from Carolina classic cherry to caramel chess. Many of their pies can be made vegan, gluten or sugar-free with 48-hours notice, and they will deliver up to 5 miles from the West Hollywood or Brentwood locations.

catering@winstonpies.com

Café Gratitude: Vegans should try their raw and gluten-free pumpkin pie, chocolate coconut cream and baked apple all available for pre-order. Or, for something completely different, try the pineapple raisin tamales from their sister restaurant on Melrose, Gracias Madre.

www.graciasmadre.com

Lady M Boutique is offering a decadent splurge this holiday season. Their signature mille crepe cake with micro-thin layers of crepe sandwiched with sweet cream can be ordered in holiday flavors, including Earl Grey and pumpkin cheesecake (until end of November). Pre-order for in store pick-up by Nov 24. For the first time, they are doing an advent calendar for Christmas starting on Dec. 1 with bon bons such as crème brulee or matcha crunch. And, you can order a seasonal marron cake with chestnut, dusted with powdered-sugar on top by Dec. 23 for pick-up on Dec. 24.

www.ladym.com

Republique: Award-winning baker Margarita Manzke is offering her pies ranging from pecan to pumpkin and Pink Lady apple until the end of November. You can also pop by the bakery counter for Basque cheesecake, salted caramel chocolate cake, banana cream pie or berry tres leches for the rest of year.

<https://republiquela.com/>

Milk Bar: What would any holiday celebration be without a famous "crack pie" from Milk Bar in West Hollywood? New this year are peppermint truffles and back by popular demand is the peppermint bark

cake and peppermint bark snaps, plus they will deliver to your door.

<https://milkbarstore.com>

Akasha in Culver City has an impressive array of pies this year from classic pumpkin to the famed chocolate bourbon-pecan, key lime and blueberry for pre-order on Nov. 19 for pick-up on Nov. 25 and 26. Be sure to add the apple hazelnut crisp for any vegan holiday guests and a pint of coconut whip topping.

catering@akasharestaurant.com

Little House Confections: This light as a feather olive oil cake, sprinkled with powdered sugar, comes in a variety of sizes and is already a celebrity favorite from the Kardashians to Olivia Wilde. The cakes and simple packaging make a nice hostess gift with additional flavors of chocolate and pumpkin, and can be delivered or picked-up at the Platform in Culver City.

www.littlehouseconfections.com

Clarke Street Brentwood: If it's great bread you're after, Clarke Street (of Echo Park fame) has just opened a West Side location in Brentwood for country loaves, Challah, monkey bread and also Kouign-Amann or snickerdoodle cookies.

<https://clarkstreetbakery.com/>

Tartine: Another fan favorite for bread and tarts with six L.A. locations is flipping to pumpkin, pecan and apple pies for the season, as well as teacakes. Pre-orders are underway with pick-up the week of Thanksgiving.

<https://tartinebakery.com/>

Huckleberry: For great DIY home kit options to bake with the kids this year, look no further than this Santa Monica favorite. Here you can find baking projects featuring "Take & Bake Treats" from coffee cake to cinnamon roll scones and pies, plus baking mixes for pumpkin bread and whole-wheat chocolate chip cookies. And, if the bread-baking pandemic binge has not worn you down yet, they have a sourdough starter kit as well. For the December holidays, they will be offering a gingerbread house kit to assemble at home.

www.huckleberrycafe.com

On a charitable note, Sofitel L.A. will offer a pecan pie at check-in to Cedars-Sinai doctors and nurses staying at the hotel the evening of Thanksgiving. A special thank-you note will express gratitude to the frontline heroes serving the community since the pandemic began. ●

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Community

Beverly Hills High School Livestreams "Hamlet"

BY ANA FIGUEROA



BHHS is performing "Hamlet" Nov. 19 and 20

Despite the pandemic, the show must go on. That's the thespian spirit infusing the Norman Performance Company of Beverly Hills High School (BHHS). The troupe will present "Hamlet" on Nov. 19 and 20 at 7 p.m. as a livestream on YouTube. Senior Max Love told the Courier he has "studied Shakespeare for three years in anticipation of playing his dream role," the lead in Hamlet.

The Courier also spoke with BHHS Performing Arts Department/Theatre Artistic Director and Instructor, Karen "Kaz" Chandler about the production.

Is this the first time you've livestreamed a play?

No, actually we've been in a normal year performance schedule as much as possible. In September and October my Drama Lab students Zoomed into primary and elementary classes as fairytale characters and did monologues and movement activities with the kids. In early October we did 'Too Much Light Makes the Baby Go Blind: 30 plays in 60 minutes.' This was 22 students in short 1-3-minute comedy sketches and was streamed live through Broadway on Demand, with the added component that the audience could phone in their choice of order of performance for scenes. On Oct. 29 and 30 we did a livestream on YouTube for free. It was a radio type version of 'Dracula, Comedy of Terrors.' Actors were costumed with virtual backgrounds, sound effects, everything we could do, and audience members could comment through the show. So, going into 'Hamlet,' we feel pretty confident in our process and abilities. I worked all summer with an improv troupe and other teachers on Zoom to learn all the tricks and ideas for performing virtually.

How do these new formats affect the acting?

The hardest part is the limitation of movement and the inability

to touch one another. Also, virtual backgrounds can be glitchy and sometimes wipe out the movement of a hand or body part. It's also an honor system of learning the lines and not 'reading them' from your screen. We have been able to play around a little with looking left or right as if you are talking to the 'square' next to you. That's much harder.

What are the technical challenges you face?

It's live. We are adding a pre-recorded part to 'Hamlet' that will play in a Zoom square as the screen is going on. Tricky, but it will work. Thomas Zoesch, our tech theatre specialist has been key in doing all the live streaming homework. Lots of training has taken place with cameras off and on, hiding non video participants and the like. Audience members can comment during the show. We found the 'yeahs' and 'way to go' and "wow that was cool" in the comments are the next best thing to applause.

Please describe some of the challenges of rehearsing and putting on a performance during COVID.

We are missing the connection we have with one another. We are missing the intense physical training we do as an ensemble that's really about connecting with one another. But it is what it is, and we are firmly committed to continuing to train. When it all returns, we are ready. We are learning new ways to reach our audience. My seniors and juniors, who have the roles in this show, really love Shakespeare and have been waiting to do a production. It's royalty-free, so that suits the fact that we can offer this for free. I'm really impressed with the commitment and level of skill shown by this ensemble.

To watch the show, log on to linktr.ee/bhhstheatre.

NEWS

(City Council continued from page 5)

Along the way, it will deposit and pick up passengers at a station located in Beverly Hills at Wilshire Boulevard and Rodeo Drive. As a part of the settlement, the City and Metro will share the cost of the project, estimated at \$78.5 million split between the two parties. Additionally, Metro agrees to construct restrooms for the station. Metro will also reimburse the City up to \$250,000 for tunnel rescue equipment for the City's Fire Department.

The settlement also changes the work hours during which construction can take place. According to Beverly Hills City Spokesperson Keith Sterling, this was done to "minimize impacts to outdoor dining during the COVID-19 pandemic."

"The work has now been

shifted to begin at Midnight, with construction to begin at 1 AM, after outdoor dining concludes," he told the Courier. "These conditions will remain in place until June 30, 2021 or whenever City restaurants are allowed to operate at 100 percent indoor capacity, whichever comes first."

Councilmember Mirisch, the lone dissenter among the Council, said that he felt that Metro should shoulder the entire cost of the station. "The fact that they're asking the city for an additional \$38 million to do a portal, which, from my perspective, should have been included in the first place, is something that for me, personally, is a bridge too far," he said. "I believe that's money that the city can and should be using for other important City functions such as affordable housing." ●

The Courier congratulates
Peter Diamond,
winner of the Wally's
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(How Beverly Hills Voted continued from page 1)

Unsurprising for an area of high commercial success and wealth, Beverly Hills residents voted in line with business interests. The City overwhelmingly rejected Prop. 15, which would have taxed large commercial properties by their market value instead of their purchase price. Similarly, a landslide of Beverly Hills voters approved Prop. 22, classifying gig economy workers as independent contractors rather than employees.

Beverly Hills voters returned decidedly disparate results when it came to criminal justice. Indicating a preference for her “tough on crime” approach, the City voted to reelect incumbent District Attorney Jackie Lacey over progressive challenger George Gascón. The County as a whole denied Lacey a third term, with currently about 54 percent of voters choosing Gascón. Nearly the mirror image of the County, 53 percent of Beverly Hills voters filled in the circle next to Lacey’s name.

In that same vein, Beverly Hills rejected Measure J, which diverts County money to social services as opposed to law enforcement and was placed on the ballot in response to the national reckoning with race and criminal justice. The County passed Measure J with about 57 percent of the vote, while 53 percent of Beverly Hills voted against the measure.

Indicating a more complicated stance on criminal justice, the City also voted to give parolees the right to vote with Prop. 17. A strong majority of the City, about 59 percent,

flatly opposed Prop. 20, an initiative that would have reclassified some misdemeanors as felonies. Proposition 20 was the only state ballot measure endorsed by the Beverly Hills City Council.

Two out of the 15 precincts in the City supported President Trump’s reelection. These precincts include Trousdale Estates and lie just north of the Business Triangle. National Editor for The Forward, Rob Eshman, told the Courier that the Persian community was a factor in the Trump support.

“The Persian community has always been more conservative,” he told the Courier, though he is careful to note that the community is not monolithic. “There’s been this deep-seated antipathy in the Persian community towards the Democrats because of the way Jimmy Carter handled the downfall of the Shah.”

Eshman explained that, for the Jewish Persian community in particular, Trump’s support of Israel, his bellicosity toward Iran, and his diplomatic success in the region have earned him high praise.

Shiva Bahgeri, a Beverly Hills resident and organizer of the weekly pro-Trump Freedom Rally in Beverly Gardens Park, was herself born in Iran—a background that informs her support of President Trump. “We saw the same type of thing happen in our country before the revolution, where people were taking down statues and pushing for regime change,” she told the Courier.

Although he lost overall, Trump did make some gains in the City. In 2016, about

64 percent of voters cast ballots for Hillary Clinton, compared to roughly 58 percent who voted for Joe Biden this year.

While many in the City hoped the election would bring a close to the unrest of the last six months, that may not be the case. Even after major media outlets had called the race in Biden’s favor, hundreds of discontented Trump supporters

reconvened in Beverly Gardens Park on Nov. 7. Carrying signs that read “Stop the Steal” and “Recount,” the election results remain in question for many of them. According to Bagheri, the rallies are ongoing.

“We will continue until we get our freedoms back,” she said. ●

(Hate Crime continued from page 1)

The men started throwing chairs at my uncle, who got up and went to the front to protect my aunt. But my aunt realized there were several other men with the group just waiting, so she pulled my uncle back in. They completely trashed the place. They shattered all of our computers. One of the guys picked up my aunt’s phone and put it in his pocket. My uncle went to the E.R., because he had bruises from where the chair hit him,” said Turac.

Turac’s family has owned Café Istanbul since 2012.

“We are here because we don’t support our government, that’s the reason we came here,” Turac told the Courier. “I understand why the Armenian kids are frustrated. But this kind of crime is not acceptable. This is not the way to discuss things. The place is completely shattered.”

The BHPD asks that anyone with information about this crime or about

the outstanding suspects contact them at 310-285-2125. If you would like to remain anonymous, text BEVHILLSPD followed by the tip information to 888777. The public can also call Crime Stoppers at 800-222-8477. To access Crime Stoppers, download the “P3 Tips” Mobile App or use online by visiting <http://www.lacrimestoppers.org>. ●



Cafe Istanbul

Donations of Appreciated Stock Can Unlock Charitable Currency, Bring Fulfillment

By Steve Gamer

THE FOUNDATION
JEWISH COMMUNITY FOUNDATION
LOS ANGELES



A few years ago, the Jewish Community Foundation of Los Angeles (The Foundation) ran an advertisement with an attention-grabbing headline: To open a charitable fund there, a person didn’t need to be a millionaire just a *mensch* – Yiddish for a good person of integrity and honor.

As vice president of advancement at The Foundation, it is my privilege to work on a daily basis with many of our donors – both people with wealth and of comparatively ordinary means – and I can tell you with absolute certainty that being a millionaire and a *mensch* are not mutually exclusive propositions. What unites the charitable-minded is a commitment to giving back and of making the world a better place – the precept of *tikkun olam* – while ingraining philanthropy within their guiding principles.

For hundreds of our donors, their instruments of choice are donor-advised funds (DAFs) – essentially a charitable-giving account – established at and administrated by The Foundation. DAFs are among the most popular, fastest-growing

philanthropic vehicles in the United States – and for good reason. DAFs allow donors to: contribute to funds that they establish, recognize a fair-market-value (FMV) tax deduction on their donations (presuming you itemize and not take the standard deduction), and then enjoy the flexibility of recommending grants to a virtual limitless range of nonprofits on their own timetable – immediately or in the future. For a comparatively small annual administrative fee, DAFs afford many benefits of a private foundation: Donors are free to experience the joys of charitable giving and focus on their philanthropic passions, while leaving all the administrative and investment management entirely to The Foundation.

Unlocking Charitable Currency

The popularity of DAFs is, in no small measure, due to the ability they afford donors to contribute other assets, besides cash, to their funds, including publicly traded stocks and bonds, real estate and ownership interests in businesses, principally LLCs, and receive that same FMV deduction on their contribution. But wait, there’s more: Through gifts of appreciated assets, donors can potentially eliminate the capital-gains tax liability which you would incur if you sold the assets yourself and then donated the proceeds, prospectively increasing the amount available to charity by as much as 20 percent.

Michelle: Funding Philanthropy with Appreciated Stock

To illustrate how gifts of appreciated public-company stock can

become charitable currency, consider the case of Michelle, who represents a composite of several actual Foundation donors. A single parent with two teenagers, Michelle is a long-time executive with a leading, publicly traded entertainment and media company. She is fortunate to earn a healthy salary, but after retirement-plan contributions, taxes, mortgage, private school and summer camp tuitions, synagogue membership and living costs, her available dollars for charity were not commensurate with the level at which she desired to give.

Michelle’s CPA pointed out that her cash donations each year – essentially what we call “checkbook giving” – were too large in relation to her cash-flow and also haphazard, not strategically implemented. The CPA then provided Michelle with an alternative – what became her “ah-ha” charitable moment.

In each of the past 15 years, Michelle has received an annual officers’ stock grant of company shares as part of her total compensation. Other than drawing off some of the dividend yield from these shares, Michelle had never sold any stock, which has appreciated nearly four-fold since her first award in 2004. If Michelle sells those shares, she stands to incur significant capital-gains taxes on the appreciation, depending how long the stock was held.

To help Michelle fulfill her charitable ambitions, her CPA suggested an alternative: She would establish a DAF at The Foundation

that each year she funds with a contribution of appreciated company shares equivalent to her desired donation, thereby enabling the most favorable income-tax result each year. Generally, Michelle’s oldest shares with the lowest cost-basis are contributed, eliminating the largest potential capital-gains tax liability in contrast to if she sold stock and took the proceeds.

Since establishing her DAF, each year Michelle has made a regular contribution of shares directly to her charitable fund at The Foundation. The Foundation then, in turn, sells the shares and the net proceeds are available to Michelle for recommending grants from her fund. The advantages have been multi-fold: The contributed stock affords Michelle considerable tax benefits; it’s increased her personal cash-flow by reducing reliance on her salary for charitable contributions; it’s brought predictability and allowed her to step up annual charitable giving; and, drawing on The Foundation’s resources available to its donors, has enabled her to become more strategic with her philanthropy, focusing on causes which are personally meaningful.

A Few Other Tips

There are a few important considerations to keep in mind if you’re considering contributing appreciated assets to a DAF:

- Stock (or other assets) need to be held one year or more to eliminate capital gains on the sale and deduct the FMV of the donation.

- Upon receipt of the stock, The Foundation controls the sales process – immediately in most cases but entirely at its discretion.

- Gifting of restricted stock is possible, but any restrictions must be reviewed carefully to determine if transfer is permitted. Additionally, restrictions will affect the valuation of the stock for charitable-deduction purposes.

Expert in Complex Assets

The Foundation and its professionals possess a deep reservoir of knowledge to assist donors with charitable-gift planning related to a myriad of sophisticated assets beyond stocks and bonds. We have worked with donors and their advisers in structuring gifts of such assets as real estate, privately held business interests (including C-Corp, limited partnership and limited liability company), and private-equity fund investments, among other assets.

To explore smart charitable giving strategies – and the fulfillment that comes with it – at this time when it matters most, as well as ways to amplify the impact of your philanthropy, please visit www.jewishfoundationla.org or contact us at (323) 761-8704, or development@jewishfoundationla.org.

About the author: Steve Gamer is vice president of advancement for the Jewish Community Foundation of Los Angeles, which manages more than \$1.3 billion in charitable assets and distributed \$129 million in grants in 2019 to causes locally, nationally and around the world.

(Mixed Use continued from page 1)

“I think that we’re at a critical time in this City’s history,” said Councilmember Julian Gold. “This is a decision that is really important not so much for us, but for our kids and for our kids’ kids, because this is really going to define the Beverly Hills of the future.”

The City has permitted a number of mixed-use projects in the past, but these were approved as one-offs, or “spot zoning.” The ordinance creates a formalized process for developers to apply for mixed-use projects. The City first discussed mixed use in 2010, the last time the City’s General Plan was updated. In 2018, the City Council directed the Planning Commission to study mixed use zoning, with the plans developing in committee meetings and hearings over roughly the next two years.

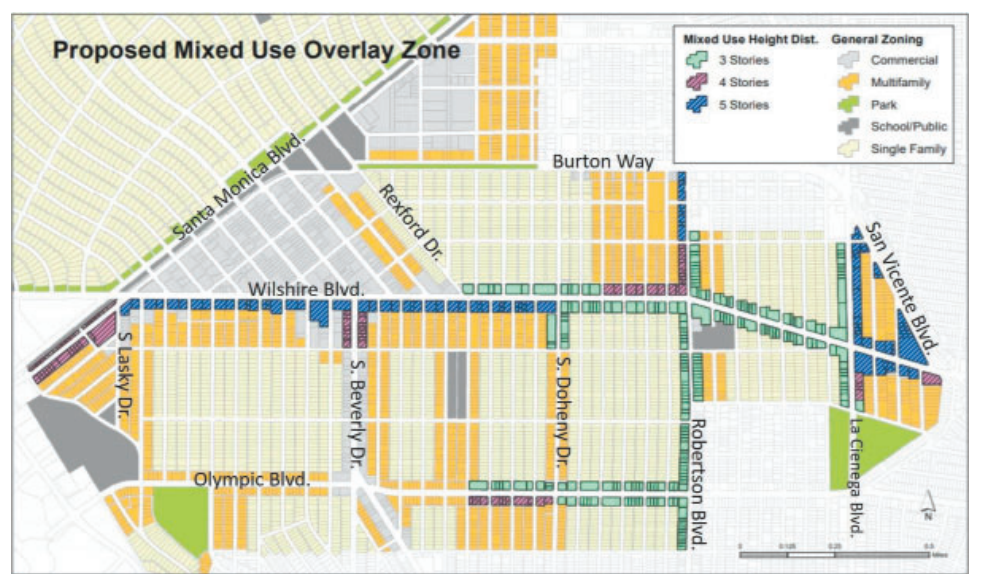
The Council seemed poised to approve the amendment to the general plan allowing for mixed use at the Oct. 27 Regular Meeting. Councilmember John Mirisch raised last minute concerns that continued the discussion into the Nov. 10 Study Session. Mirisch expressed worries that mixed use could erode the City’s commercial tax base. He further argued that passing the ordinance could cede autonomy and leave the City vulnerable to the whims of developers. He reprised an argument from the Oct. 27 meeting that approving mixed use would constitute a handout to developers by increasing the value of their property. He advocated for a “land value recapture” to direct some of that windfall to the City.

“It’s a form of corporate welfare and it’s a developer giveaway—there’s just no other way to put it,” he said. “We are creating additional wealth for developers, to which they had no expectation when they purchase their properties, without any additional public benefits.”

City staff and other councilmembers pushed back against Mirisch’s objections. Vice Mayor Wunderlich echoed arguments made in the staff report that successful commercial projects would likely remain unchanged. “It would only be the less successful projects that would be likely to be redeveloped,” he said, thus contributing to a net boost in the City’s commercial tax base.

City Councilmember Lili Bosse went back to the origins of the discussion on mixed use. “I also want to remind everybody that, two years ago, we heard loud and clear from the community that they wanted a mixed use plan for our city, they did not want spot zoning, they did not want a case-by-case basis, and rather asked for a well thought out plan,” she said. “It promotes healthy living, housing for seniors, affordable housing, smaller units, less driving, less traffic; it promotes the village-style mix of retail, restaurants, and different types of housing.”

John Douglas, a land-use consultant for the City, explained that land value recapture “is the idea that if a city rezones property, and that results in an increase in the value of the property, that the public should share in that increase in value.” He cautioned that land value recapture could potentially discourage development and complicate the



approval process for the City’s General Plan.

The passage of the ordinance comes as the City faces steep demands by the State to increase its housing stock over the next eight years. As a part of the Regional Housing Needs Assessment (RHNA) allocation, California has determined that Beverly Hills must enable development of more than 3,000 new units in the City. While not a development mandate, the City must prove to the State Department of Housing and Community Development (HCD) that its zoning and regulatory framework enables and encourages that level of development. In the event that HCD remains unconvinced by the City’s efforts, the State would step in and allow developers to build projects that circumvent many of Beverly Hills’ own housing regulations.

According to the Staff Report compiled for the Nov. 10 Study Session, allowing for mixed use developments is a crucial way of meeting the RHNA requirements. “Mixed use regulations could be an important zoning tool to provide additional housing capacity in the City in light of RHNA and the housing element update process,” the report reads.

Councilmember Bosse suggested one modification to the ordinance, allowing that the City Council could review and potentially roll back the change in six months and a year. While the City Council can review ordinances at any time, by scheduling the reviews in advance, the public has future notice in case they want to participate.

Councilmember Mirisch asked to agendize a discussion on a potential referendum on the mixed use ordinance, which would place the question in the hands of Beverly Hills voters. Mayor Lester Friedman said he would discuss whether or not to add it to the agenda, though he did not indicate when that discussion would take place.

In honor of the late Alex Trebek, Mirisch cast his vote in the form of a question.

“What is no?” he said. Before the ordinance goes into effect, the City Council will hold a “second reading” at the Nov. 17 Regular Meeting. Then, it will go into effect 31 days after its passage.

“At that point, applicants may begin to submit projects to the City that conform with the new regulations for review and consideration by the Planning Commission,” Senior Planner Timothea Tway told the Courier. ●

Next stop: more subway.

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

Wilshire/Rodeo Station Construction
Excavation of the Wilshire/Rodeo Station box is expected to continue until early 2021. Once excavation reaches the bottom of the station box, interior station construction begins.

TRAFFIC ALERT
Wilshire Bl will be open with at least two lanes of traffic in each direction during daytime hours.

WORK HOURS
Work hours will vary depending on construction activity, more details at metro.net/purple.

Construction is dynamic and is subject to change.

CONTACT US

- 213.922.6934
- purplelineext@metro.net
- metro.net/purple
- @purplelineext
- purplelineext

20-116714 © 2020 LACMTA

(North Portal continued from page 4)

“I looked at the four objectives that we put in place to determine the North Portal, which were either to have direct pedestrian access to jobs, retail amenities in the business district, improve pedestrian flow and avoid significant degradation of the vehicle flow and minimum street closings on Wilshire,” said Councilmember Lili Bosse. “I completely agree with the staff’s recommendation for Beverly Drive.”

Most of the Council members voiced disappointment with the plan to construct only one portal, pointing to subway systems in other cities that have multiple entrances and exits for each station.

“I can’t believe that Metro chose to only have one entrance-exit at each location, but at this point, that’s water under the bridge,” said Mayor Lester Friedman. He speculated that the choice was motivated by “a financial concern.”

The City first released a Draft EIR on Aug. 21, giving the public the chance to review the proposed portal location at Beverly Drive and two alternatives. Along with the Beverly Drive location, the EIR analyzed the possibility of a portal at Canon Drive and the Canon Drive staging yard, which Metro currently uses for storing equipment and machinery for construction of the Wilshire/Rodeo

station. All three options would include two elevators, one stairway, and one “up” escalator, all enclosed within a translucent glass exterior. The Canon staging yard location has the possibility to add a second escalator by expanding into an adjacent parcel, although that would necessitate acquiring more land by the City.

The Final EIR includes comments received over the public comment period, in addition to staff responses. The City received a total of 153 comments on the Draft EIR during that period, only 38 of which related to the report’s environmental analysis. The majority of the comments expressed a location preference or made other unrelated comments.

While the EIR did not anticipate a significant impact on traffic, Vice Mayor Wunderlich expressed skepticism at that conclusion, raising concerns over street congestion by ride sharing services.

“I’m skeptical that there is not going to be more significant traffic impact than the results of the study would suggest when you consider the number of people who might choose to be dropped off or picked up by car at any of these locations,” he said.

The construction itself is expected to take over two years, with the station scheduled to open in 2025. ●

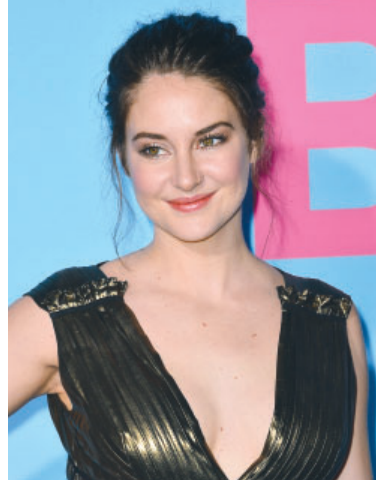
Birthdays



CAROL CONNORS
November 13



WHOOPI GOLDBERG
November 13



SHAILENE WOODLEY
November 15



RACHEL MCADAMS
November 17



OWEN WILSON
November 18



JODIE FOSTER
November 19



Happy Belated Birthday To
BOBBE JOY DAWSON
November 6

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

Fun & Games

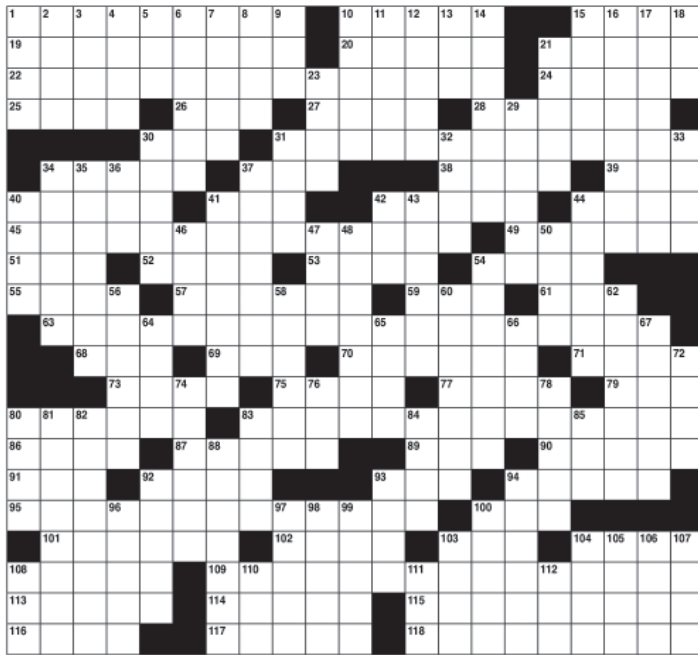
THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 11/13/20

WAIT, WHAT?

BY EVAN KALISH AND CAITLIN REID / EDITED BY WILL SHORTZ

Evan Kalish, 33, of Bayside, N.Y., is a writer and crossword constructor. His hobby is visiting and photographing Post Offices around the country — more than 10,000 to date. Many photos and accounts of his travels appear on his blog, Postlandia. Caitlin Reid is a homemaker, crossword constructor and church pianist in Santa Ana, Calif. The two connected online and collaborated by email and video chat. This is Caitlin's second Sunday Times crossword and Evan's first. — W.S.

- ACROSS**
- 1 Aid for a small business
 - 10 Dev of "Slumdog Millionaire"
 - 15 Part of a prairie skyline
 - 19 Strict commitment
 - 21 "Way ahead of you"
 - 22 Compliment to a runaway model?
 - 24 Low card in Texas hold'em
 - 25 Some donations
 - 26 Stable supply
 - 27 Starting piece on a1 or h8, say
 - 28 ___ Slam (tennis feat)
 - 30 Drain
 - 31 Easily offended by foul language?
 - 34 Kind of high ground
 - 37 Trial
 - 38 Breaks down
 - 39 Spanish "sun"
 - 40 Axel ____, protagonist of "Beverly Hills Cop"
 - 41 X
 - 42 Japanese roadster since 1989
 - 44 Residence that might be named for a donor
 - 45 Question to a tantrum thrower?
 - 49 Costly cuts
- DOWN**
- 1 ___ Rudolph, portrayer of Kamala Harris on "S.N.L."
 - 2 Role model
 - 3 Amigo
 - 4 Rules' partner, for short
 - 5 El Dorado treasure
 - 6 Like apple seeds, if eaten in huge quantities
 - 7 Fresh from a keg
 - 8 Sore
 - 9 Org. that sponsored the design competition for the Vietnam Veterans Memorial
 - 10 MXN, on a currency chart
 - 11 Adele and Cher, e.g.
 - 12 ___ and Caicos
 - 13 Part of a dean's address
 - 14 "I'd rather pass"
 - 15 Shooting sport
 - 16 All together now
 - 17 Farm-to-table consumer
 - 18 Word that sounds like its first letter
 - 21 Elba who played Macavity in 2019's "Cats"
 - 23 One end of the PolitiFact meter
 - 29 Willing subject
 - 30 "Don't be rude ... greet our guests!"
 - 31 Loonie or toonie
 - 32 Some are named for kings and queens
 - 33 Stately street liners
 - 34 Coat from a goat
 - 35 High point of Greek civilization?
 - 36 Emeritus: Abbr.
 - 37 "It's me ... duh!"
 - 40 "Just sayin'" in shorthand
 - 41 Needless to say
 - 42 Mississippi ___ pie
 - 43 Released
 - 44 Thingamabob
 - 46 Brink
 - 47 World No. 1 tennis player between Navratilova and Seles
 - 48 Lived in a blue state?
 - 50 One might be hard to sit for
 - 54 Pipes at some bars
 - 56 Brings out
 - 58 Downfall in many an Agatha Christie novel
 - 60 Buzzed hairstyle
 - 62 Stops harping on something
 - 64 Like a sparsely attended party
 - 65 See 66-Down
 - 66 With 65-Down, "Ditto"
 - 67 Pelvic exercises
 - 72 Give attitude
 - 74 Instruction for a course?
 - 76 Earnings
 - 78 Drew back
 - 80 "Sorry to intrude ..."
 - 81 Certain monkey ... or monk
 - 82 "Jackpot!"
 - 83 One needing new, unburned pants?
 - 84 De-lights?
 - 85 Oil-rich state, for short
 - 88 Appliance with apps
 - 92 Years (for)
 - 93 Fashionable pair
 - 94 Cover for "little piggies"
 - 96 "Josephine the Singer, or the Mouse Folk" is the last short story he wrote
 - 97 "Take that!"
 - 98 Kind of chemical bond in salts
 - 99 Vivacious quality
 - 100 What a meta clue might do to itself
 - 103 Chicago mayor Lightfoot
 - 104 Brick made of acrylonitrile butadiene styrene
 - 105 New ___
 - 106 Showy basket
 - 107 Lifesavers, for short
 - 108 Piece of equipment for gold medalist Lindsey Vonn
 - 110 Marauder of old
 - 111 Lifelong bud, slangily
 - 112 Partner of hem



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

SUDOKU 11/13/20 ISSUE

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

SUDOKU ANSWERS 10/30/20 ISSUE

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

PUZZLE ANSWERS 10/30/20 ISSUE

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

Public Notices

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 1427842CAD TS No: S19-11051 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/25/2019. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/30/2019 as instrument number 20191026555, in the office of the County Recorder of LOS ANGELES County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 1/7/2020 as instrument number 20200017280 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 3/18/1980 as instrument number 80-272387, WILL SELL on 12/10/2020, 10:00AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): J.K. SELZNICK, AN UNMARRIED WOMAN. The property address and other common designation, if any, of the real property is purported to be: 1424 NORTH CRESCENT HEIGHTS, UNIT 29 WEST HOLLYWOOD, CA 90046, APN 5554-005-034. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice

of Sale is: \$25,597.34. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. This communication is from a debt collector. Witkin & Neal, Inc. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 encour-

aged 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 AND ALL OTHER INTERESTED PARTIES: 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Web site: www.nationwideposting.com using the file number assigned to this case: S19-11051. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 11/05/2020 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF

THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0372053 To: BEVERLY HILLS COURIER 11/13/2020, 11/20/2020, 11/27/2020

FICTITIOUS BUSINESS NAME STATEMENT 2020161845
The following is/are doing business as:
ER MD LIVE 1801 Century Park East #1830, Los Angeles, CA 90067; **Doris Moradzadeh, M.D., A Professional Corporation** 1801 Century Park East #1830, Los Angeles, CA 90067; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Doris Nourmand, President:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: October 23, 30, November 06, 13, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020165492
The following is/are doing business as:
COASTLINE FARMS CBD 9301 Wilshire Blvd. #502, Beverly Hills, CA 90210; **Unreesh, LLC** 9301 Wilshire Blvd. #502, Beverly Hills, CA 90210; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed December 2017: **Spencer Ohlbaum, Manager:** Statement is filed with the County of Los Angeles: October 19, 2020; Published: October 30, November 06, 13, 20, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161699
The following is/are doing business as:
1) DEL REY INVESTMENT CO 2) DEL REY INVESTMENT CO. 3) DEL REY INVESTMENT COMPANY 2122 Century Park Lane #111, Los Angeles, CA 90067; **Frances Lash** 2122 Century Park Lane #111, Los Angeles, CA 90067; **Helene Harris** 512 N. Hillcrest Rd., Beverly Hills, CA 90210; The business is conducted by: **A GENERAL PARTNERSHIP**, registrant(s) has begun to transact business under the name(s) listed January 1960: **Frances Lash, General Partner:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161697
The following is/are doing business as:
A-1 AUTO PARK 2122 Century Park Lane #111, Los Angeles, CA 90067; **Frances Lash** 2122 Century Park Lane #111, Los Angeles, CA 90067; The business is conducted by: **AN INDIVIDUAL**, registrant(s)

has begun to transact business under the name(s) listed January 1960: **Frances Lash, Owner:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161695
The following is/are doing business as:
PALM PLAZA 126 N. Elm Dr., Beverly Hills, CA 90210; P.O. Box 16333, Beverly Hills, CA 90209; **Albert Ahoim** 126 N. Elm Dr., Beverly Hills, CA 90210; **Noushin Ahoim** 126 N. Elm Dr., Beverly Hills, CA 90210; The business is conducted by: **A MARRIED COUPLE**, registrant(s) has begun to transact business under the name(s) listed January 1990: **Albert Ahoim, Husband:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161693
The following is/are doing business as:
SEO IN LA 11111 Santa Monica Blvd. #1700-B, Los Angeles, CA 90025; **First Page Advertising** 355 S. Grand Ave. #2450, Los Angeles, CA 90071; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Alexander Tishbi, President:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161691
The following is/are doing business as:
1) NAKED GRACE 2) NAKED GRACE PUBLISHING 3) NAKED GRACE CONSULTING 2170 Century Park E #1410, Los Angeles, CA 90067; **Georgina Lindsey** 2170 Century Park E #1410, Los Angeles, CA 90067; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed July 2005: **Georgina Lindsey, Owner:** Statement is filed with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020161689
The following is/are doing business as:
TOM CHASIN AGENCY 9350 Wilshire Blvd. #315, Beverly Hills, CA 90212; 332 N. Palm Dr. #401, Beverly Hills, CA 90210; **Thomas H. Chasin** 332 N. Palm Dr. #401, Beverly Hills, CA 90210; **Matthew Cato-Fox** 654 S. Cloverdale Ave. #302, Los Angeles, CA 90036; The business is conducted by: **COPARTNERS**, registrant(s) has begun to transact business under the name(s) listed January 2015: **Thomas H. Chasin, Partner:** Statement is filed

with the County of Los Angeles: October 14, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020166668
The following is/are doing business as:
WORKXIMITY 10940 Wilshire Blvd. 6th Floor, Los Angeles, CA 90024; **Hi Rise Network, LLC** 10940 Wilshire Blvd. 6th Floor, Los Angeles, CA 90024; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed September 2020: **Leslie Saleson Schenkel, President:** Statement is filed with the County of Los Angeles: October 20, 2020; Published: November 06, 13, 20, 27, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020172144
The following is/are doing business as:
1) OPEN ERA REAL ESTATE 2) LA PRESTIGE REAL ESTATE 3) LUX INT REAL ESTATE 9465 Wilshire Blvd. #300, Beverly Hills, CA 90212; **DG Luxury International Properties CA** 9465 Wilshire Blvd. #300, Beverly Hills, CA 90212; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Daniel Azouri, President:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020172136
The following is/are doing business as:
TIPPITYTOP THEATRE COMPANY 415 N. Crescent Dr. #235, Beverly Hills, CA 90210; **Brady Frome** 415 N. Crescent Dr. #235, Beverly Hills, CA 90210; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed May 2020: **Brady Frome, Owner:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020172134
The following is/are doing business as:
2 CLEVER THINKERS 1540 S. Beverly Dr. #3, Los Angeles, CA 90035; **Lynnette Ruby Lipp** 1540 S. Beverly Dr. #3, Los Angeles, CA 90035; **Beverly Ellman** 11732 Bellagio Rd., Los Angeles, CA 90049; The business is conducted by: **A GENERAL PARTNERSHIP**, registrant(s) has begun to transact business under the name(s) listed September 2020: **Lynnette Ruby Lipp, General Partner:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 2020

LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2020172140
The following is/are doing business as:
1) ADDIS VIV 2) BEAUTIFUL THINGS 439 N. Canon Dr. #300, Beverly Hills, CA 90210; **Tanya Bete Agonafer** 439 N. Canon Dr. #300, Beverly Hills, CA 90210; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed September 2020: **Tanya Bete Agonafer, Owner:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020172138
The following is/are doing business as:
1) BIG WORLD NETWORK 2) BIG WORLD 3) BWN MEDIA GROUP 6380 Wilshire Blvd. #1604, Los Angeles, CA 90048; **BWN Media Group, LLC** 6380 Wilshire Blvd. #1604, Los Angeles, CA 90048; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Keith Bass, President:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020172142
The following is/are doing business as:
MIND BODY THERAPY CENTER 800 S. Robertson Blvd. #5, Los Angeles, CA 90035; **Nanaz Pirnia** 9903 Santa Monica Blvd. #281, Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Nanaz Pernia, Owner:** Statement is filed with the County of Los Angeles: October 27, 2020; Published: November 13, 20, 27, December 04, 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).

Classifieds

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 1590219CAD TS No: T20-03016 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 11/25/2019. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 11/27/2019 as instrument number 20191308048, in the office of the County Recorder of LOS ANGELES County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 6/26/2020 as instrument number 20200699825 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 8/23/1987 as instrument number 87-1359409, WILL SELL on 11/19/2020, 10:00AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): RHODA J. SHARP, TRUSTEE OF THE RHODA SHARP TRUST DATE 3/18/99. The property address and other common designation, if any, of the real property is purported to be: 200 NORTH SWALL DR., UNIT 404, BEVERLY HILLS, CA 90211, APN 4335-020-126. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 this Notice of Sale is: \$33,258.65.

The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. This communication is from a debt collector. Witkin & Neal, Inc. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 prop-

erty 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 AND ALL OTHER INTERESTED PARTIES: 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Web site: www.nationwideposting.com using the file number assigned to this case: T20-03016. 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non-judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 10/02/2020 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0371680 To: BEVERLY HILLS COURIER 10/30/2020, 11/06/2020 11/13/20

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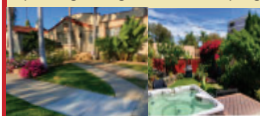
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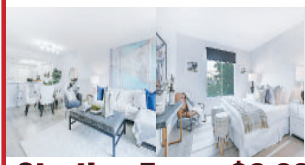
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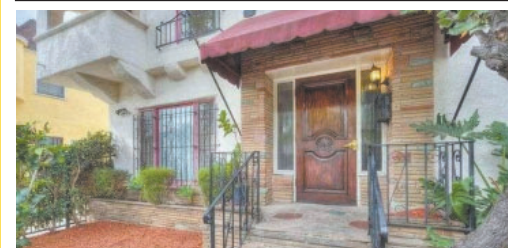
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