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THE WEATHER, BEVERLY HILLS

☀️ Friday	68° 45°
☀️ Saturday	70° 45°
☁️ Sunday	70° 48°
☁️ Monday	69° 48°
☀️ Tuesday	70° 48°
☀️ Wednesday	68° 48°
☁️ Thursday	69° 47°

Council Bans Unpermitted Assemblies at Beverly Gardens Park

BY SAMUEL BRASLOW

Every Saturday for the last 18 weeks, Beverly Gardens Park has transformed from tourist attraction and leisure destination to de facto town square. The weekly “Freedom Rally” has given a home to locals and people across Los Angeles County who support President

Donald Trump and oppose public health guidelines they view as onerous. But with the presidential election over and still no end in sight to the unrest animating the rally, residents of Beverly Hills have begun asking: when will we get our park back?

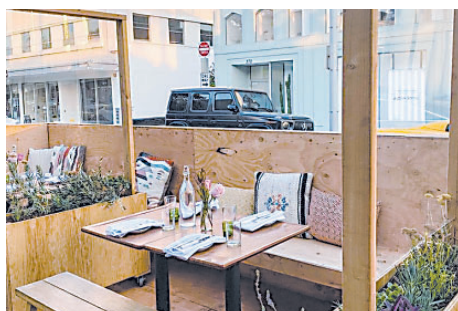
At a Special Meeting on Nov. 24, the Beverly Hills City Council passed new restrictions on the use of its public parks for unpermitted assemblies. (Unpermitted continues on page 7)



Portions of Beverly Gardens Park boarded up due to recent protests Photo by Shawn Farr

Beverly Hills Hit Hard by New Dining Restrictions

BY BIANCA HEYWARD



Parklet at Croft Alley on Brighton Way Photo Courtesy of Croft Alley

As COVID-19 cases continue to surge and hospitalizations increase, the Los Angeles County Department of Public Health (Public Health) announced new dining restrictions that took effect on Nov. 25. The modified public health order prohibits all dining out at County restaurants, breweries, wineries and bars. The new restrictions were announced on

Nov. 22. In a sobering milestone, the County reached a new record for daily new COVID-19 cases on Nov. 23, surpassing 6,000. That number was well above the 4,500 new daily case threshold set to prompt a new “Targeted Stay-at-Home Order.”

In a Nov. 22 press release, Public Health officials said, “To reduce the possibility for crowding and the potential for exposures in settings where people are not wearing their face coverings, restaurants, breweries, wineries and bars will only be able to offer take-out, drive thru, and delivery services. Wineries and breweries may continue their retail operations adhering to current protocols. In person dining will not be allowed, at minimum, for the next three weeks.”

However, the County is seeing resistance to the new dining restrictions. (Dining Restrictions continues on page 11)

BHHS Alum Nominated to Head DHS

BY SAMUEL BRASLOW

A Beverly Hills High School alumnus may soon clock in to work at 1600 Pennsylvania Avenue. On Nov. 23, President-Elect Joe Biden nominated Alejandro Mayorkas to serve as the head of the Department of Homeland Security. If confirmed by the senate, he would become the first Latino and immigrant to assume the Cabinet position.

“We have no time to lose when it comes to our national security and foreign policy,” Biden said in a statement. “I need a team ready on Day One to help me reclaim America’s seat at the head of the table, rally the world to meet the biggest challenges we face, and advance our security, prosperity, and values. This is the crux of that team.” (Mayorkas continues on page 7)

Courier Calendar

NOV. 28, 29; DEC. 5, 6

WESTSIDE BALLET OF SANTA MONICA: "NUTCRACKER WINTER WONDERLAND OPEN-AIR MARKET"
11 a.m. - 5 p.m.

The "Nutcracker Winter Wonderland Open-Air Market" provides an assortment of gifts, including nutcrackers, ornaments, puzzles, and more. A special "Winter Wonderland" experience on Dec. 5 will feature costumed dancers for socially-distant photo ops for fans. The market is located at 1709 Stewart St., Santa Monica.
<https://nutcracker.westsideballet.com/>

DEC. 1

HOLOCAUST MUSEUM LA: COMMEMORATION OF WORLD KINDERTRANSPORT DAY
11 a.m.

Holocaust Museum LA presents a special virtual commemoration of World Kindertransport Day, marking the 82nd anniversary of the arrival of the first Kindertransport in Great Britain. Kindertransport (Children's Transport) was a rescue mission that allowed approximately 10,000 Jewish refugee children to escape from Nazi-occupied territory to Great Britain and other countries between 1938 and 1939.
<https://www.holocaustmuseumla.org/event-details/world-kindertransport-day-commemoration>

DEC. 1

CITY OF HOPE'S INDUSTRY GROUPS' HOLIDAY BENEFIT
4 - 6 p.m. Pre - Show, 6 - 7 p.m. Benefit

City of Hope's industry groups, including music, fashion, food, beauty and more, are teaming up to host a Holiday Benefit fundraiser in support of City of Hope's mission to ultimately eliminate cancer, diabetes, HIV/AIDS and other life-threatening diseases. Award-winning actor and musician Kiefer Sutherland will be the evening's featured musical performer.
<https://event.cityofhope.org/holidayevent>

DEC. 3

HAMMER MUSEUM - ALEX ROSS: WAGNER AND HOLLYWOOD
5 p.m.

"Alex Ross: Wagner and Hollywood" features the UC Regents' Lecturer at UCLA Alex Ross, who is also the longtime music critic of The New Yorker. Ross discusses his recently released third book, "Wagnerism: Art and Politics in the Shadow of Music." Ross's first book, "The Rest Is Noise: Listening to the Twentieth Century," won a National Book Critics Circle Award, the Guardian First Book Award and was a Pulitzer finalist.
<https://hammer.ucla.edu/programs-events/2020/alex-ross-wagner-hollywood>

DEC. 3

PACIFIC CHORALE'S TIS THE SEASON CONCERT AND GALA
5 - 6:30 p.m.

Celebrate the holidays with a favorite seasonal extravaganza. Join Pacific Chorale for the first online concert and gala with a beautiful holiday program, including cabaret performances, virtual choirs, live segments hosted by Pacific Chorale Artistic Director Robert Istad, President and CEO Andrew Brown, and performances by the Pacific Chorale singers.
<https://www.pacificchorale.org/tis-the-season/>

DEC. 3

EQUALITY NOW: VIRTUAL "MAKE EQUALITY REALITY GALA"
5:30 p.m.

Join artists and activists live for an unforgettable evening spotlighting people who inspire in the fight for equal right for women and girls around the world. For the first time ever, the annual gala will broadcast live to a global audience. Special appearances include Jane Fonda, Kate Hudson, Margaret Atwood, Marisa Tomei and Rob Reiner.
https://www.equalitynow.org/gala_2020

DEC. 3

NATURAL HISTORY MUSEUM - RISE UP LA: A CENTURY OF VOTES FOR WOMEN - "WHAT ARE TODAY'S L.A. WOMEN FIGHTING FOR?"
6 p.m.

Join for a Zócalo/Natural History Museum of Los Angeles County event series of "What are today's L.A. Women Fighting for?" A century after women won the right to vote, a panel of change-makers and scholars discuss what battles the women of Los Angeles are fighting today, and what the plans are to win them.
<https://www.zocalopublicsquare.org/eventwhat-are-todays-l-a-women-fighting-for/>

DEC. 3

WALLIS ANNENBERG CENTER FOR THE PERFORMING ARTS - "DREAMBUILDERS: FROM POST OFFICE TO BOX OFFICE"
6:30 p.m.

Wallis Annenberg Center for Performing Arts commemorates its 25th anniversary with a virtual benefit hosted by Wallis Board Members Debbie Allen and Nigel Lythgoe, OBE, with Wallis Annenberg serving as Honorary Chair. The celebration includes virtual red carpet arrivals plus performances by artists such as award-winning actor Jeremy Irons.
<https://thewallis.org/dreambuilders>

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Cedars-Sinai Selected as COVID-19 Vaccine Distribution Site



Cedars-Sinai has been selected as a Los Angeles County distribution site for a COVID-19 vaccine once it is approved and available for use. The site was chosen because of its ability to store a vaccine at ultra-cold temperatures. "Cedars Sinai has freezers that can go to negative 80 degrees Celsius, which is required for the medicine storage. We also have very experienced pharmacy and clinical teams in terms of handling such vaccines and distributing amongst the staff and patients and we'll continue to follow any protocols both from the FDA as well as the drug maker," said Soniya Gandhi, MD, Associate Chief Medical Officer, Cedars-Sinai Marina del Rey Hospital.

Rodeo Drive Holiday Décor Debuts



A holiday fashion show has arrived on Rodeo Drive, courtesy of the City and the Rodeo Drive Special Events Holiday Program Committee. Nine mannequins line the median, adorned in gowns of "jeweled toned faux florals, faux winter foliage and reflective embellished accents of metallic holiday ornaments," according to a description by J. Ben Bourgeois, Inc., the event production company contracted by the City.

Beverly Hills City Council to Review Closure of In-Person Restaurant Dining

BY ANA FIGUEROA



Avra on N. Beverly Drive photo by Bianca Heyward

The Beverly Hills City Council will review the Los Angeles County Department of Public Health's recent Health Officer Order that prohibits indoor and outdoor in-person dining at its Dec. 1 Study Session. The County modified its Health Order to allow only delivery, drive-thru services and takeout at restaurants, bars, breweries and wineries for a minimum of three weeks beginning at 10 p.m. Nov. 25. As

set forth in more detail in the Courier's page one story, the Order is having a deleterious effect on local businesses. The Council will discuss this detrimental impact at the Dec. 1 meeting, as well as the options it can take concerning this item.

The agenda for the Dec. 1 Study Session will be available at beverlyhills.org/citycouncilmeetings.

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Nessah Vandal Sentenced

BY SAM BRASLOW



Nessah Synagogue

Anton Redding, the man who vandalized the Nessah Synagogue in Beverly Hills last December, pleaded no contest to a felony count of vandalism of religious property on Nov. 19. Redding was ordered to pay \$166,000 in restitution and to serve 220 days in County jail. With credit for time served, he will not serve any additional time. The 25-year-old Pennsylvania native, who has a history of substance misuse, must also complete a 12-month residential treatment program and serve five years probation as a part of his plea deal. Redding was initially charged with vandalism of a religious property and commercial burglary, with a penalty enhancement for a hate crime. As a part of his plea deal, prosecutors dropped the burglary and hate crimes charges.

“The District Attorney’s Office has been aware of the extraordinary impact that this offense had on Nessah Synagogue and its congregation, and on the community at large, since its commission,” Head Deputy D.A. Steven Katz told the Courier. “The District Attorney’s Office is grateful to have had the opportunity to work closely with the Beverly Hills Police Department and with representatives of Nessah Synagogue in the prosecution and settlement of this case. We are very satisfied by the terms on which we were able to resolve the matter and hopeful that Mr. Redding will continue

to benefit from the rehabilitative services he is receiving in residential treatment.”

In December of 2019, congregants of the Iranian Jewish temple found their house of worship in disarray—trash cans upended, chairs and furniture toppled over, prayer rugs and yarmulkes scattered about, and Torah scrolls thrown onto the ground. Two hearts appeared on the wall, drawn in the chalky white residue of a fire extinguisher. Law enforcement immediately jumped into action, and following a five-day interstate manhunt, officers with the Beverly Hills Police Department (BHPD) located Redding in Kona, Hawaii.

In a statement to the Courier, Redding’s attorney Alan Eisner, said, “We understand that this incident caused considerable concern to the community and for this Mr. Redding is profoundly sorry and remorseful. Mr. Redding wants to express that he has never in the past, nor during this incident, bore any ill will to The Nessah Synagogue, its members, or the wider Jewish community.”

Representatives from Nessah Synagogue were “fully supportive of the negotiated plea,” according to a spokesperson for the District Attorney’s office. A representative from Nessah attended the Nov. 19 plea hearing to accept a \$33,000 check for partial restitution and to read a victim-impact statement to the court. ●

Health and Safety Commission Honors COVID Response

BY SAMUEL BRASLOW



Seniors received Thanksgiving meals on Nov. 25

On Nov. 23, the Beverly Hills Health and Safety Commission recognized the work of members of the community in responding to the unprecedented public health crisis presented by COVID-19. The commission honored two doctors at Cedars-Sinai Medical Center for their work with elderly members of Beverly Hills in reducing loneliness and social isolation. The commission further acknowledged the work done by staff in administering the COVID-19 Senior Meal Program.

Commissioner Dr. Erica Felsenthal presented the Health and Safety Recognition Award to Dr. Allison Mays and Dr. Sonja Rosen for their work with the Leveraging Exercise to Age in Place (LEAP) program. The results of the program appear in an article published in the American Journal of Geriatric Psychiatry. Dr. Mays, the principal investigator on the study, and Dr. Rosen, co-investigator, began the program in July 2018 and ran it through March 2020, when the pandemic forced them to move classes online. Even with the interruption, the study returned promising results. The 382 participants reported a 6.9 percent decrease in loneliness and a 3.3 percent improvement in social connectedness after six months. The benefits did not disappear in quarantine. The 59 subjects who participated in virtual workouts did not see a statistically significant change in loneliness or social isolation after the implementation of stay-at-home orders. (Health and Safety continues on page 11)

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Celebrate “Thanks-Goodness”

RABBI STEVE LEDER



During this unique holiday season, the Courier is reaching out to prominent community leaders of different faiths for words of inspiration. We begin the series with **Steve Leder**, Senior Rabbi of Wilshire Boulevard Temple. His Shabbat message from Nov. 20 on the theme of Thanksgiving and happiness is adapted here.

Please do not wish me a happy Thanksgiving holiday. First of all, no Jew should ever wish another Jew a happy anything because happiness does not make us happy. As I often like to say, “A sad Jew is a happy Jew.” There are plenty more jokes about Jews and happiness. Like the Jewish pessimist who says, “Things couldn’t be worse.” To which the Jewish optimist replies, “Of course they could!” And my all-time favorite about the waiter who approaches a table of four Jews out for dinner and asks, “Excuse me folks. Is anything all right?”

This year my Jewish proclivity for the sad and the dark seems pretty well-founded. Particularly now, we know all too well that terrible things can happen at any given moment to us, to people we know, and the entire world. But the pandemic is only part of the reason we should not wish each other a happy Thanksgiving. The other part is that people actually have no idea what really makes them happy.

“Forget Yoga. Forget liposuction. And forget those herbal supplements that promise to improve your memory, enhance your mood, shed pounds, restore your hairline, prolong your lovemaking and improve your memory,” said renowned Harvard psychologist Daniel Gilbert in his book “Stumbling on Happiness.” If you want to be happy and healthy, you should try a new technique that has the power to transform the grumpy, underpaid chump you are now into the deeply fulfilled, enlightened individual you’ve always hoped to be. If you don’t believe me, then consider the testimony of some folk who’ve tried it:

“I am so much better off physically, financially, mentally, and in almost every other way,” said JW from Texas.

“It was a glorious experience,” said MB from Louisiana.

“I didn’t appreciate others nearly as much as I do now,” remarked CR from California.

Who are these satisfied customers and what is the miraculous technique they are all talking about? Jim Wright, former Speaker of the House, made his remark after committing sixty-nine ethics violations and being forced to resign in disgrace. Moreese Bickham, a former inmate made his remark upon being released from the State Penitentiary after false conviction and thirty-seven years. And the late Christopher Reeve, the dashing star of Superman made his remark after an equestrian accident left him paralyzed

from the neck down and unable to breathe without a ventilator. The moral of the story?” asks Harvard Psychologist Gilbert, “If you want to be happy try public humiliation, unjust incarceration, or quadriplegia.”

Not only do we have no idea what will ultimately make us happy, but we also have no idea just how happy we already are. I have been a rabbi for 33 years and listened to so many suffering people throughout those years and we have wept over many sorrows. But believe me, if I asked each of you reading this message to pack your troubles in a suitcase, then we put all that luggage in the parking lot at Dodger Stadium, and then took a masked, socially distanced week to go through each other’s troubles, nearly all of us would gladly take our own baggage back home with us. Despite what popular culture would have us believe, no one has it better than us, no matter who that someone is.

Consider the studies following lottery winners discovering that although they experience a temporary upswing in happiness when they hold the winning ticket and cash in, virtually all of them are back to their old selves emotionally, as happy or as unhappy as ever, within one year. The same is true for cosmetic surgery—some people need it some people don’t, but nearly everyone reports that after a year, they are no happier or unhappier than they were with their lives before the surgery. That’s why some people go back for more and more. No matter what we have lifted, the gravity of life reasserts itself. Houses, cars, bigger breasts, flatter tummies, more hair, more stuff—makes no long-term difference in our happiness. And neither does tragedy—at least in the long run. Amputees suffer a downtick in happiness after they lose their limbs, but within a year nearly all are back to their former level of happiness.

What then is the pursuit of happiness? Nonsense; total nonsense. Jews, for example, do not wish each other a Happy New Year. We say Shanah Tovah—a good year. We wish each other goodness not happiness because the rabbis knew we have so little control over how happy we are, but we can control how good we are. And God knows the world needs good people a lot more than it needs happy people. Imagine what our country would be like if the American ideal was life, liberty and the pursuit of goodness. Imagine a nation filled with people pursuing goodness rather than their own happiness.

We can become that nation you know.

We can each lead a generous life of giving to those who have less and to make real inspired visions to better our city, our people, our nation, and our planet. To be a spiritual person is to seek a prayerful, spiritual life in which not only on Thanksgiving but every day we count our many blessings; those things that give us something much greater than happiness. That something does not depend on what happens with the transition of power in Washington D.C., or the market, or the environment, or the virus, or whether or not our Thanksgiving table is as full as last year. A meaningful life depends upon gratitude for who we have not what we have; and the deliberate, beautiful act of reaching out to others in love. Terrible as it is, a tiny virus has come to teach us about goodness not happiness, service not selfishness.

Nearly every week I look into the eyes of a thirteen-year-old child and offer that child a blessing. What can I say as they look up at me with their freckled faces, braces, neatly

knotted ties, and pretty dresses? What can I say to these children soon to be men and women, soon to enter the grown-up world? What can I say to those who have already suffered their parents’ divorce, a friend’s disease, or a loved one’s death? What can I say to the ones who before the pandemic were mercifully sheltered from every sorrow but who now feel so vulnerable?

I cannot promise them an easy life. I cannot promise them a happy life. So much of what that means is elusive, unpredictable, fleeting, or totally false. What I can promise them and the rest of us if they and we hold fast to Torah, to a life of generosity and blessings counted—is a meaningful life—and that is as good as it gets...

Steve Leder is the author of “More Beautiful Than Before; How Suffering Transforms Us” and “The Beauty of What Remains; How Our Greatest Fear Becomes Our Greatest Gift,” to be published by Penguin Random House on Jan. 5, 2021. ●



(Unpermitted continued from page 1)

The restrictions, made as an amendment to a previous ordinance on gatherings, prevent any group from repeatedly staging unpermitted assemblies at La Cienega Park or City Hall. More stringently, the amended ordinance prohibits unpermitted assemblies from taking place at Beverly Gardens Park. The council voted 4-1 to approve the amendments. Councilmember John Mirisch cast the lone dissenting vote, arguing that the amendments did not do enough to enforce the city's mask wearing ordinance.

"These gatherings definitely restrict the ability of others in the community to enjoy Beverly Gardens Park for other public uses, including recreation," said City Attorney Laurence Weiner. "That can be particularly harmful during this COVID-19 pandemic."

On Oct. 27, in anticipation of unrest following the Nov. 3 General Election, the City Council adopted Urgency Ordinance No. 20-O-2821, which updated and clarified the City's rules on parades and assemblies. The ordinance set dedicated areas for unpermitted assemblies at Beverly Gardens Park, La Cienega Park, and the Civic Center; it banned nighttime assemblies in residential areas; and it updated the list of prohibited items at gatherings. Furthermore, it stipulated that gatherings greater than 500 people must obtain a permit.

With the gatherings continuing more than three weeks after election day, the Council reconvened in a Special Meeting on Nov. 24 to consider updates to the

ordinance. The updated restrictions do not target any single group. Rather, the amended ordinance establishes a formula for how frequently a park can be used before demonstrators must move to another location in the City. Broadly, if a park experiences six unpermitted demonstrations within a 12-week period, it will be off limits for unpermitted demonstrations for the following six weeks. Groups can still hold demonstrations at another park.

For Beverly Gardens Park, however, the Council set higher standards. The park will no longer be available to unpermitted assemblies. The amended ordinance cites "considerable hardship for area residents as expressed in numerous complaints, including repeated obstruction of local access to and through the park, sudden and sharp increases in illegal parking (including in residential neighborhoods), and safety concerns."

As Councilmember Julian Gold noted, Beverly Hills has recently hosted demonstrations by groups representing a diverse array of causes and issues, including racial equity, Trump's reelection, and the conflict between Armenia and Azerbaijan.

"These ordinances are really about finding balance," Gold said. "Allowing people to say what they have to say, what they have a right to say, and, at the same time, protecting the people who live near these parks or near these areas where people gather."

The Council also amended the ordinance to require demonstrators at Beverly Gardens



Alejandro Mayorkas

(Mayorkas continued from page 1)

Mayorkas, who grew up in Beverly Hills, was born in Havana, Cuba, to Jewish parents. His mother emigrated from Romania to escape the Holocaust and met his father, who was of Sephardic heritage. His family relocated from Cuba to Miami when he was just six months old after Fidel Castro's 1959 Revolution. Soon after that, his family settled in Beverly Hills.

"When I was very young, the United States provided my family and me a place of refuge," Mayorkas said in a tweet. "Now, I have been nominated to be the DHS Secretary and oversee the protection of all Americans and those who flee persecution in search of a better life for themselves and their loved ones."

In line with other appointments to his

nascent administration, Mayorkas comes with ample policy and political experience. Mayorkas previously served as the Deputy Secretary of the U.S. Department of Homeland Security under President Obama from 2013 to 2016. In that role, he was the chief engineer behind the Deferred Action for Childhood Arrivals (DACA) program. He also spearheaded the thaw in relations between the United States and Cuba, returning to Cuba for the first time since his birth in 2015. The Trump Administration has pushed back on both of his policy accomplishments, attempting to end DACA and reinstating restrictions on travel between the U.S. and Cuba.

"It is an honor to be nominated and entrusted by the President-elect to serve," Mayorkas said in a subsequent tweet. "It is no small task to lead the Department of Homeland Security, but I will work to restore faith in our institutions and protect our security here at home."

Mayorkas may not be the only Beverly Hills High School alumnus to ascend with the Biden Administration. Media reports have identified Former Defense Undersecretary for Policy Michele Flournoy as a top contender to run the Pentagon. If confirmed, the Beverly Hills-native would become the first female Secretary of Defense. ●

Park and La Cienega Park to keep seven feet away from curbs.

Shiva Bagheri, the organizer of the Freedom Rallies, says she does not plan

on obeying the new ordinance. "I'm going to be there every Saturday until we get our freedoms back," she told the Courier. ●



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:

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"Visions in Light" Hours Changed



"Visions in Light: Windows on The Wallis" has changed its show time to 5:30- 9:00 p.m. to ensure people follow the L.A. County 10 p.m. curfew due to rise in COVID-19 cases. The free drive-by video art exhibit features works by over 40 artists of diverse cultures and celebrates inclusion. Presented by the City of Beverly Hills, TZ Projects and Wallis Annenberg Center for the Performing Arts, "Visions in Light" will be projected nightly through Nov. 29 on the windows of The Wallis.



Patricia A. Donahue 1939-2020

Patricia Donahue passed away peacefully on September 27th in Post Falls, Idaho. She had moved from Beverly Hills, California to Coeur d'Alene, Idaho with her husband Hal in 2014. Pat was a resident of Beverly Hills for many years, where she was a active member of the Church of the Good Shepherd. She was a beauty always and became known for her exceptional style, including her iconic red glasses. While in Beverly Hills, Pat met John Forsythe of Dynasty fame. When John saw Patricia, the first word he said was "Wow!"

Pat was born here in Havre, Montana to William and Ann Johnson. She attended school in Glendive, Montana where she was a cheerleader in high school before becoming Miss Eastern Montana and Rodeo Queen. Pat attended Marquette University where she majored in Journalism. She married Hal Donahue in 1959 and lived in Missoula, Montana. Upon Hal's graduation, they resided in California where they lived for 48 years while raising 6 children.

Pat would go on to work in the world of finance at a stock brokerage firm in Beverly Hills before becoming the Creative Director at Terra Cotta in Brentwood. Her outstanding window designs would rival any cosmopolitan store. Pat was the essence of beauty in how she dressed and presented herself to the world.

Pat was an exceptional hostess and gourmet cook. Her warm and generous spirit was evident at all gatherings. She always made her children's birthdays extra-special and would indulge them with their favorite birthday dinners and lunchtime stories.

Pat was an avid reader and her days was never complete without finishing the New York Times crossword puzzle.

Patricia is survived by her husband Hal, and their children: Timothy, Michael, Jonathan, Christopher and Jill, along with nine grandchildren. She is predeceased by daughter Jody, parents, Ann and William Johnson and brothers, Joseph and Lance Johnson.

Pat is also survived by her siblings, Kimberly Brown (Billings, Montana), Deborah Parsons (Los Angeles, California) and Tracy Miranda (Billings, Montana).

We believe she is soaring with the angels preparing Heaven for our arrival where she will host us once again around her beautiful table.

A private memorial will be held next summer at the family chapel, St. Ann's, in Holy Cross Cemetery in Billings.

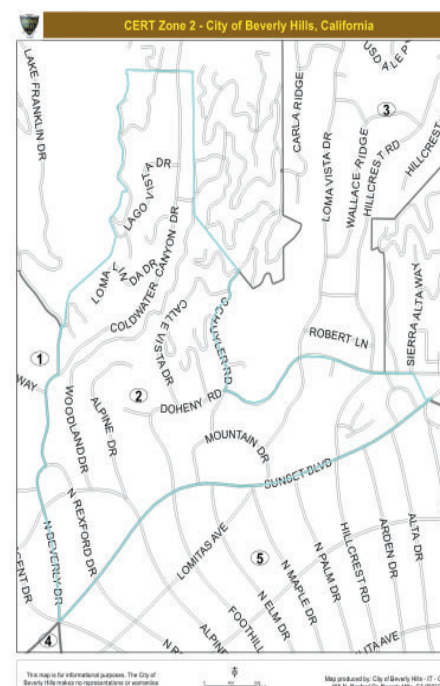
L.A. Christmas Market Opens



The Courier attended a sneak preview of the Los Angeles Christmas Market located at Third Avenue and Fairfax, across from The Grove. The Christmas Market is a free, socially-distanced and Public Health-compliant pop-up experience featuring immersive winter wonderland décor and a themed holiday market. Santa Claus is available for photo ops with his sleigh, safely separated by a plexiglass shield. As the Courier's photo indicates, the shield is barely visible in the photographs. The Los Angeles Christmas Market is open from 10 a.m. to 8 p.m. seven days per week through Jan. 3, 2021.

Zoom Meeting for "Just in Case BH"

BY ANA FIGUEROA



The next "Just in Case BH" Community Zoom Meeting is set for Dec. 2 at 1:30 p.m. The meeting is for Beverly Hills residents in Zone 2, the region north of Sunset Boulevard between N. Beverly Drive and Schuyler Road.

"Just in Case BH" is a recently launched, neighborhood-based emergency preparedness and action program. The program brings together Beverly Hills residents, businesses, fire, police and other city agencies to coordinate before and during disasters. The initiative divides the City into geographic zones, with each zone designed to be able to support itself during times of emergency or disaster.

Residents and businesses in each zone will be invited to participate in a Zoom meeting to learn about the program and how they can participate. To view the City map divided by zones and for more info, visit www.JustinCaseBH.org.

Zone 2 residents can join the meeting at <https://zoom.us/j/99128476474>.

www.beverlyhillscourier.com



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, December 8, 2020 at 7:00 p.m., or as soon thereafter as the matter may be heard**, will hold a public hearing to consider:

EXTENSION OF AN INTERIM URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY AND DECLARING THE URGENCY THEREOF

The Council will consider whether or not to extend the interim Urgency Ordinance for a period of ten months and fifteen days, in accordance with the provisions of Government Code Section 65858. The extension of the interim Urgency Ordinance will require a four fifths vote by the City Council. In summary, the interim ordinance amends certain standards, including parking standards, to allow the establishment of new medical uses in existing commercial buildings even where medical use did not previously exist. Medical uses established per the interim ordinance may not be surgery centers and may not be located on the ground floor of a building.

This Urgency Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The adoption and implementation of the Urgency Ordinance represents minor alterations in land use limitations and do not result in any changes in land use or density. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider the staff recommendation to find the Urgency Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15305 of the California Code of Regulations. Further, the areas of the City in which medical uses are allowed have average slopes of not more than 20 percent.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://www.gotomeet.me/BevPublic>

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

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

If there are any questions regarding this notice, please contact **Timothea Tway, Principal Planner**, Community Development Department, at (310) 285-1122 or ttway@beverlyhills.org. The case file, including a copy of the proposed urgency Ordinance, is available for review by contacting the planner above. In addition, a staff report on this matter will be available at least ten days in advance of the meeting date by contacting the planner above.

HUMA AHMED
City Clerk



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) 285-2400 or (310) 285-6881 preferably 24-hours prior to the meeting for assistance.

BEVERLY HILLS COMPLETE STREETS PLAN

SAVE THE DATE: Community Meeting

Sunday, December 6, 2020
1:00 pm
Virtual Meeting

Join the City of Beverly Hills for a facilitated meeting to discuss a path forward for the Draft Complete Streets Plan, including building consensus on issues raised during the planning process.

Review the Draft Plan and join the virtual meeting at:
www.beverlyhills.org/completestreets

For questions contact:
(310) 285-1128 or
transportation@beverlyhills.org



Beverly Hills Community Free Shredding and Compost Event

December 6th
9 am to 12 pm*

*Event will end at 12pm or when truck is full which ever comes first

Civic Center Drive
and 3rd Street



Open to all community members.

Here's your chance to shred your old documents safely, securely and pick up some compost for FREE.

Please follow these rules for everyone's safety:

- Noncompliance with these instructions results in non-participation.
- Please remain in vehicle at all times, and wait for instructions from staff.
- Drop off only.
- Face covering are Mandatory at all times.
- Staff will not open vehicle door or enter vehicle cabin.
- First come first serve.
- Stage parking line will be on Burton way in front of courthouse and the corner of Civic Center Dr. Exit through the alley on Foothill Rd.
- Please visit WWW.BEVERLYHILLS.ORG/SHRED

For more information please contact: Public Works (310) 285-2467 or AskPW@Beverlyhills.org

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

Publishers

Lisa Bloch
John Bendheim

Chief Content Officer

Ana Figueroa

Staff Writers

Samuel Braslow
Bianca Heyward

Advertising Director

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Birthdays



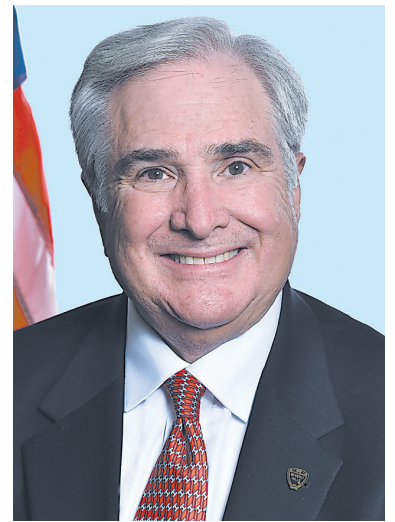
ESTHER LEVY RICHMAN
November 27



ED GECOVICH
November 28



ILENE B. KNEBEL
November 29



HOWARD FISHER
November 29



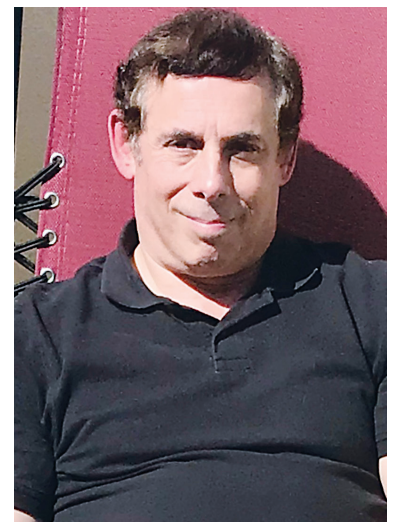
AUDREY BORNSTEIN
November 30



SAM SHAR
November 30



BRUCE MEYER
December 1



SCOTT BLANK
December 3



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Happiness may be the best revenge; no one said it was the easiest. Today, you attempt to grab some and it runs off. Let it go. Stick with your path and goals. Happiness will catch up just when the right people are watching.

TAURUS (April 20-May 20). You are the type of friend who comes early to the party and stays late to help clean up a mess you didn't make. You have friends who would do the same -- if you'd let them. No parties are happening today, but let them help anyway.

GEMINI (May 21-June 21). It will be liberating to recognize the difference between infatuations, preoccupations and actual love. Love isn't about the amount of time you spend thinking of someone; rather, it's the home you make for someone in your heart.

CANCER (June 22-July 22). Relationships are co-created, so no one is completely in control. You can manage your end of things, but that in and of itself may not be enough to get a thing headed where you want it to go. It's a day for realistic assessment.

LEO (July 23-Aug. 22). There's no reason to judge yourself now. Nor should you subject yourself to the judgment of others. It's a time to accept your right to create your precious life to whatever extent you can.

VIRGO (Aug. 23-Sept. 22). Run your day through your mental projector before you launch into it. As you picture each responsibility you will tend to, you will get ideas as to what would make the experience even better.

LIBRA (Sept. 23-Oct. 23). Attention to detail saves the day. You like to know for certain that your being on the scene made things different. When you doubt your impact, you'll speak up, touch people, do and change something.

SCORPIO (Oct. 24-Nov. 21). You can't control other people's reactions, but you can predict them. Knowing more about your audience helps you predict more accurately. This is why time spent in research and observation is invaluable.

SAGITTARIUS (Nov. 22-Dec. 21). Your desires make themselves known to you, usually obviously but sometimes subtly. Today is a subtle one in which your wants speak in whispers, nudges and inklings.

CAPRICORN (Dec. 22-Jan. 19). You

prize self-sufficiency, but it may be worthwhile to pay someone to fix the problem of the day. Even so, you'll try to learn as much as you can from the process.

AQUARIUS (Jan. 20-Feb. 18). One solution doesn't work for everyone, but it will probably work for you, especially because you're so excellent at following instructions. A step-by-step guide will lead you exactly where you want to go.

PISCES (Feb. 19-March 20). You know when you're thinking, but how do you know when you're overthinking?

If the thought process doubles back on itself more than a handful of times or spirals downward, then it is likely unhelpful.

TODAY'S BIRTHDAY (Nov. 27). You'll hit a streak. Your efforts are working in the way you intended them to or even better. Reinvest in success. Relationships grow, especially those with new people. You attract the sort of scenarios you've long dreamed of living. When the fantasy lands in reality, that's when things really get good. Aquarius and Cancer adore you. Your lucky numbers are: 1, 24, 44, 37 and 5.



Orlando is a 12-year-old, eight-pound Toy Poodle. His family had to give up this very sweet boy due to COVID-19 illness. If you can give Orlando a new home, please call Shelter of Hope at 805-379-3538. www.shelterhopepetshop.org

(Dining Restrictions continued from page 1)

Many legislators, businessowners, and county and health officials are speaking out against the ban on in-person dining, saying it would threaten hundreds of thousands of jobs. Others question whether restaurants are a major source or contributor to the uptick, instead attributing the county's current virus surge to private gatherings.

On Nov. 24, a Los Angeles County Superior Court judge rejected a request from the California Restaurant Association (CRA) for a temporary restraining order against the plan to end in-person dining. The case challenging the ban will, however, be allowed to proceed. The CRA's lawsuit also asks that the county provide scientific evidence to support and justify the decision. "The recent order with no stated scientific basis from L.A. County singles out a specific industry and could jeopardize thousands of jobs," Jot Condie, president/CEO of the California Restaurant Association, said in a statement announcing the legal challenge. "There are thousands of restaurants and many thousands more employees who could be out on the street right before the holiday season."

Also on Nov. 24, county Supervisors Kathryn Barger and Janice Hahn introduced a motion in an effort to keep allowing outdoor dining, arguing the ban would be too challenging for restaurants that are already struggling to stay afloat during the pandemic. According to Supervisor Kathryn Barger, "There is no sufficient data to show that

outdoor dining has led to significant transmission. ... No other county has taken the step to close outdoor dining."

"I have never experienced the kind of pushback I am hearing," Hahn said of the in-person dining ban. "The public doesn't think that that recommendation is right, and they don't think it's going to work, and they are really losing faith and trust in the decisions that we're making."

Supervisors Sheila Kuehl (who represents Beverly Hills), Mark Ridley-Thomas and Hilda Solis stood in support of the ban, which was upheld by the Board by a 3-2 vote. On a motion from Barger, the Board approved allocating an additional \$10 million in coronavirus relief funding for local businesses, with a focus on restaurants.

"People are absolutely beside themselves, me included" Adam Rubin, co-owner of Croft Alley Beverly Hills, told the Courier. "I think the primary reason being that we've spent so much money and so much time trying to ensure everyone's safety. Between testing, temperature checks, sanitization, building out parklets into the streets and buying extra tables and heaters, we've had a lot of expenses."

"We just feel that it's unfair to restaurants," Rubin said. "We finally started to get back on our feet, and now we're laying off 75 percent of our employees for the second time in a year." Rubin fears that this latest hurdle could be the nail in the coffin for many restaurants in the City teetering on the edge.

"I understand that desperate and

difficult times may demand an equally strong response," Giuseppe Mollica, the general manager at Via Alloro, told the Courier. "However, I believe that with proper caution and safeguards in place, the closure of outdoor dining may be a little too autocratic... and possibly a little too much, since here in Beverly Hills, the cases have been minimal. At any rate, we'll abide to the city ordinance, and we hope to be back soon."

On Nov. 25, the Los Angeles County Department of Public Health (LACDPH) confirmed 4,311 new cases of COVID-19

and 49 new deaths. To date, the agency has identified 378,323 positive cases of COVID-19 across all areas of L.A. County, and a total of 7,543 deaths. In Beverly Hills, there have been 939 cases of COVID-19 and 12 deaths. For context, during the summer surge in COVID-19, average daily cases increased 43 percent from June 20 through July 3. According to Public Health, the average daily cases from Oct. 31 through Nov. 13 increased 108 percent. ●

(Health and Safety continued from page 5)

The Commission also honored the staff who administer and facilitate the COVID-19 Senior Meals Program with the Health and Safety Commission Employee Excellence Award.

"Early on in the COVID crisis we recognized, as did this commission, that we were going to have a number of people that were going to be what we call food insecure and we wanted to try as a city to address that need the best way that we know how," said Director of Community Services Jenny Rogers, speaking on behalf of the honored staff. "It's really taken a combination of our Park Rangers, our recreation staff, our library staff and assorted other staff members to make this happen."

The City's Senior Meals Program has

handed out tens of thousands of meals so far, with 200 meals distributed each day for five days a week—far from a simple logistical undertaking. "This is a program that really truly takes a village," Rogers said. "We've had an incredible partner in doing these meal deliveries in the Beverly Hills Hilton Hotel, and without their incredible staff we wouldn't have all this delicious food in which to distribute."

This effort went into overdrive for the Thanksgiving holiday. On Nov. 25, a total of 600 Thanksgiving meals were delivered to senior citizens in the City by the Beverly Hills Community Services staff and the Beverly Hills Shuttles. Another 110 meals were delivered by the Beverly Hills Fire Department, thanks to the Beverly Hills Firefighters Association. ●



~ Samuel Urcis ~ September 1934 - November 2020

Samuel Urcis showed his science acumen at age ten, when he diagnosed his father's friend's flesh wound by viewing skin cells under a microscope. In Cuba, where his Jewish father and mother had fled from the just turned Communist Soviet Union, Sam skipped several grades while his parents waited three decades to get a visa to the U.S.

In 1951, a winning lottery ticket allowed the family to finally immigrate to California. Then sixteen, Sam's dreams of being a neurosurgeon were dashed, being unable to afford eight more years of school. But with a lifelong resilience, Sam quickly switched his focus to mechanical engineering, with its emphasis on math, accommodating his then limited English. Washing test tubes at night at Children's Hospital and doing a stint as a movie extra on weekends, Sam put himself through college, graduating from UCLA as editor of the Engineering School newspaper.

The space program had just begun and Sam jumped right in, becoming a project manager just two weeks after beginning employment at Ryan Aerolab. He oversaw an unmanned missile project built for NASA, the first launched from the Pacific Coast and containing the first living organisms ever sent so far into space by the United States. Its success led to many other management posts, including at Hughes Aircraft & Rockwell International. During these years Sam developed a taste for fine wine & good food, becoming quite knowledgeable about buying wine futures.

He always generously shared his bottles with friends.

In 1972, Sam conceived the idea of transferring some of the new space technology he was involved in to oil exploration. He co-founded Geosource, an oil services and equipment company, which became a Fortune 500 company eight years later. Sam's management style, to lead by example, was subtle but effective – when he wanted the other executives under him to curtail their high travel costs, he merely booked himself into a coach seat on a flight where they were flying first class. He was seen by them and the result was exactly what he'd hoped for.

Years of non-stop international travel negotiating deals and overseeing operations made Sam yearn for a quieter time and place. When the CEO of Geosource, Patrick Loughnane, died and Sam was asked to step into his shoes, he opted instead to leave the industry and retire to Carmel, California, where he'd honeymooned with his first wife. There, Sam became friends with Wally Davis, one of the founders of Silicone Valley. Together, they formed a new venture capital firm.

Alpha Partners began in 1982 with two other executives joining them shortly thereafter. The focus of the firm was seed financing for start-up companies.

Alpha Partners eventually provided seed and later-stage financing for more than 45 technology companies. During several years in venture capital, Sam also served as a trustee of the Monterey Institute of International Studies.

After all the general partners retired from Alpha, Sam partnered with Castle Harlan, Inc., an original investor in Geosource, to consult in the energy sector.

Despite all these accomplishments, Sam is remembered mostly for his sweet nature and humble disposition. His thoughtfulness and generosity touched everyone in his life. "He never said a bad word about anyone" his good friend Ben remembers. Eventually, Sam retired, enjoying a life of travel, the arts and philanthropy with his second wife, Marion Zola, a writer. They split their time between Carmel and Beverly Hills, where Sam died from Parkinson's at home November 11th with his wife and dog by his side. He is survived by his brother, Ruben, his two sisters, Julie & Berta, and numerous nephews & nieces.

Please send any contributions to either the *Parkinson's Foundation*, the *Michael J. Fox Foundation* or the *Parkinson's Resource Organization*.

SUDOKU
11/27/20 ISSUE

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SUDOKU ANSWERS
11/20/20 ISSUE

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PUZZLE ANSWERS
11/20/20 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
11/27/20

IT ALL ADDS UP
BY ALEX EATON-SALNERS / EDITED BY WILL SHORTZ

Alex Eaton-Salners, of Lake Forest, Calif., is an in-house attorney for a technology company. He spent his junior year of college studying at a Japanese university and living with a homestay family. He also worked in Japan for several years before returning to the U.S. for law school. Alex made the "Playing With Food" Sunday crossword in September. This is his 44th puzzle for The Times over all. — W.S.

ACROSS

1 List of courses

5 ___ alla Bolognese (meat-based pasta sauce)

9 Don's partner in the underworld

13 Melting point?

19 Condo, e.g.

20 Crowning

21 Crew's control?

22 Wall Street Journal columnist Peggy

23 Bygone office group

25 Final remark in an argument

27 Scratch (out)

28 Like the luck of the draw

30), when it follows :-

31 H

32 "Seems that way"

34 Pieces of gangs

36 Pain reliever containing aspirin and caffeine

38 Golfer Ernie

39 Gave birth

41 Sheltered balcony with abundant natural light

45 Wished

47 Archer's pride

48 "The Dark Knight ___" 2012 superhero movie

50 Bring back on board

51 Actress Jessica

52 No Doubt vocalist Gwen

54 Best-selling self-help book subtitled "Time-Tested Secrets for Capturing the Heart of Mr. Right"

56 Hot spots

58 Moved briskly

60 Council of ___ (Counter-Reformation body)

61 More to the point

62 Part of Q.E.D.

63 Chooses

65 Wanders around the head of a line, briefly?

66 Long-running show whose iconic hourglass is in the Smithsonian collection

70 Rotating engine part

73 Con ___ (with animation, musically)

74 Hot spot

75 It has issues with celebrities

80 See 17-Down

82 Ostensible

84 Had a heaping helping of humility

85 Catchy 1950s slogan

87 Send another way

89 Let go of

90 Serious

91 Runway professional

93 Little louse

94 Purposes

95 Car-stereo choices

97 Zoning, so to speak

99 Something that's helpful in a dash?

100 Emotive brass sound

102 Night call

103 Marketer's target

105 Bumbling sort

107 They outrank viscounts

109 Legendary sea monster

111 Floor cleaner, for short

113 Union Pacific vehicle

116 Neither gains nor loses

118 Chant for the Dream Team

119 Eldest of Chekhov's "Three Sisters"

120 Town near Buffalo that sounds like paradise

121 From the start

122 "And now good-___ to our waking souls": John Donne

123 Desire

124 Digital IDs

125 ___-X (cut)

4 Native of the Beehive State

5 Knock on, as a window

6 Oodles

7 Words said with a post-match handshake

8 Send to the cloud, say

9 Camp sight

10 Sighing sounds

11 Not custom-tailored

12 Country singer K. T. ___

13 HBO show co-starring Issa Rae

14 Dove's sound

15 Doctor's reassurance before a shot

16 Tech-news website

17 With 80-Across, longtime CBS News correspondent

18 Conclusion

24 Smelter's inputs

26 "C'est la vie"

29 Spot from which a dove once notably flew

33 Makes cloudy

35 1943 Pulitzer-winning Thornton Wilder play, with "The"

37 Like the noble gases

39 Singles, e.g.

40 "That so?"

42 Steams up

43 "Garden" or "Center," often

44 Pain in the neck

45 100 satang, in Thailand

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Public Notices

ORDINANCE NO. 20-O-2825

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO CREATE A MIXED USE OVERLAY ZONE AND APPLY THE OVERLAY ZONE TO CERTAIN COMMERCIAL ZONED PARCELS IN THE CITY

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

Section 1. Legislative Findings. Over the past several years, City leadership has expressed a desire to establish uniform regulations to allow mixed use projects in certain commercial areas of the City of Beverly Hills. These regulations would expand the type of development and variety of housing units that are available in the City, act as a catalyst to revitalize commercial corridors, and create an opportunity to provide housing units without displacing existing residents. In addition, the California Legislature has declared a statewide housing emergency in effect until January 1, 2025, with a goal of encouraging significant numbers of new housing units throughout the state. Further, the City of Beverly Hills anticipates that the State will allocate a Regional Housing Needs Assessment of several thousand units for the next 6th housing cycle period from 2021 – 2029, including units of varying affordability levels. Due to these ongoing conditions and in anticipation of increased demand for housing units at various levels of affordability, the City Council finds that certain commercially zoned properties in the City may be appropriately used for residential and commercial mixed use purposes and that such uses are unique and warrant specific development standards and criteria. The Objectives of the Mixed Use Overlay Zone (MU) shall include those objectives set forth in the proposed § 10-3-1872 of the overlay zone, as set forth in full in Section 5 below.

Section 2. On June 19, 2020, the Planning Commission held a duly noticed public hearing after which it adopted Resolutions No. 1918 and 1919 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to create a new mixed use overlay zone and apply this overlay zone to certain commercial parcels in the City (collectively, the “Amendments”). On October 13, 2020, the City Council held a duly noticed public hearing, received extensive written and oral testimony, closed the public hearing, and continued deliberations on the matter on October 27, and November 10, 2020, and thereafter introduced this Ordinance.

Section 3. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. An Initial Study/Negative Declaration was prepared for the Ordinance and Amendments. The City of Beverly Hills is the lead agency, pursuant to CEQA, and is responsible for the preparation of the Initial Study/Negative Declaration. The Planning Commission considered the Draft Initial Study/Negative Declaration at its meeting on June 19, 2020. The City Council considered the Initial Study/Negative Declaration, comments provided on the document, and responses to those comments at its meetings on October 13 and October 27, 2020, and finds, in the exercise of its independent judgment and analysis, and based on the record of proceedings, that there is no substantial evidence that the proposed project would result in significant impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, or Wildfires. The City Council further finds that the project would result in less than significant impacts for the Mandatory Findings of Significance, because the proposed project is the cre-

ation of a mixed use overlay zone and does not include any physical changes or development in the project area at this time. No significant impacts have been identified as resulting from this project, and therefore, no mitigation measures are required. The City Council, exercising its independent judgment, hereby adopts a Negative Declaration for the ordinance. The documents and other materials that constitute the record on which this decision is based are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 4. The Amendments are consistent with the objectives, principles, and standards of the General Plan. The Amendments include changes to the General Plan Land Use Designation Map of the Land Use Element of the General Plan, to ensure that it is consistent with the proposed mixed use overlay zone map. General Plan Policy Land Use 9.5 Commercial/Residential Mixed Uses calls for the City to study the feasibility of creating mixed use in order to expand the variety of housing types available and to improve commercial/residential transitions. General Plan Policy Land Use 3.2 Fair Share of Regional Housing Needs calls for the City to accommodate the fair share of regional housing needs in a way that contributes to the livability of the City and does not unduly burden the City’s fiscal resources. Policy Land Use 5.2 Infill and Replacement Housing calls for the City to accommodate new and renovated housing within existing neighborhoods that is consistent with the contextual parcel sizes, densities, built form and scale. Housing Element Policy Housing 2.8 Transit-Oriented Housing calls for new residential development with access to existing transit stops and near anticipated subway stations. Housing Policy 2.10 Workforce Housing, calls for the city to develop programs to increase the amount of rental and ownership housing that is affordable to the local workforce.

Section 5. The City Council hereby adds Article 18.7 to Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in Chapter 3 remaining in effect without amendment:

ARTICLE 18.7 MIXED USE (MU) OVERLAY ZONE

10-3-1871: MIXED USE (MU) OVERLAY ZONE CREATED:

There is hereby created and established in the City an overlay zone, designated as the Mixed Use (MU) Overlay Zone.

10-3-1872: PURPOSE AND OBJECTIVES OF THE MIXED USE OVERLAY ZONE:

The purpose of the MU Overlay Zone is to provide areas of the City where mixed use development is allowed in order to encourage vibrant, walkable neighborhoods and increase the availability of housing in the City, while preserving the vitality of existing commercial corridors and minimizing displacement of existing residents. The objectives of the MU Overlay Zone shall be as follows:

- A. Expanding the options and opportunities for certain commercial property owners and developers by allowing for combinations of commercial uses, and multi-family residential uses subject to specific standards, rules and procedures;
- B. Creating the potential for more intensive development in certain neighborhoods, while maintaining realistic buffers between commercial and residential zones to ensure there is harmonious development in the area;
- C. Expanding housing options for diverse socio-economic populations in the City including seniors, young people, populations that wish to be transit-adjacent and populations that will benefit from development near an urban core;
- D. Retaining the commercial tax base and streetscape character that exists in the City by encouraging neighborhood-serving and pedestrian-friendly commercial uses;

- E. Concentrating new housing and amenities near existing and anticipated transportation nodes and stations to encourage the use of alternative modes of transportation to automobile travel; and

- F. Allowing projects that are appropriately designed to achieve the desired neighborhood character, while providing development standards to minimize impacts of commercial uses to adjacent residential zones, and to encourage symbiotic uses.

10-3-1873: APPLICATION OF THE MIXED USE OVERLAY ZONE:

The Mixed Use Overlay Zone shall be applied only to commercially zoned properties located in the following areas:

- A. Properties fronting on Wilshire Boulevard between San Vicente Boulevard to the east and Rexford Drive to the west;
- B. Properties located on the southern side of Wilshire Boulevard between Rexford Drive to the east and South Santa Monica Boulevard to the west;
- C. Properties fronting on La Cienega Boulevard between the northern and southern borders of the City;
- D. Properties fronting Robertson Boulevard between the northern and southern borders of the City;
- E. Properties fronting on Olympic Boulevard located between the eastern boundary of the City and Rexford Drive to the west;
- F. Properties fronting on South Doheny Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.
- G. Properties fronting on San Vicente Boulevard between Wilshire Boulevard and La Cienega Boulevard
- H. Properties fronting on Santa Monica Boulevard (south roadway) between Wilshire Boulevard to the east and South Moreno Drive to the west; and
- I. Properties fronting on South Beverly Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

10-3-1874: DEFINITIONS:

Unless the context otherwise requires, the following definitions shall govern the construction of this article:

ADJACENT TO A RESIDENTIAL ZONE: A site that shares a property line with a residentially zoned property or is separated from a residentially zoned property by a public alley.

GROUND FLOOR: The story or floor level within a building that provides direct access to and fronts on a public street, and the elevation of the floor level along the street frontage is an average of three feet above or below the adjacent curb.

MIXED USE DEVELOPMENT: A project that includes commercial and multi-family residential uses within the same structure.

10-3-1875: PROCEDURES FOR APPROVAL:

No mixed use development shall be constructed without approval of a development plan review by the Planning Commission in accordance with article 31 of this chapter.

- A. A public hearing shall be held by the Planning Commission on all development plan review permits for mixed use developments. Noticing shall be completed in accordance with article 2.5 of this chapter and the City’s public notice guidelines.
- B. Any decision made by the planning commission pursuant to this article may be appealed to the city council in the manner provided in title 1, chapter 4, article 1 of this code.

10-3-1876: USES PERMITTED:

Except as otherwise provided or restricted by this article, no lot, premises, building or portion thereof in the MU Overlay Zone shall be used for any purpose except the following:

- A. Uses permitted in the applicable underlying zone that meet the development standards of the underlying zone.
- B. Uses conditionally permitted in the applicable underlying zone that meet the development standards of the underlying zone for which an applicant has received a conditional use permit.
- C. Multi-family residential housing units as part of a mixed use project and the usual and customary accessory and appurtenant uses thereto.

10-3-1877: RESTRICTED USES:

The following restrictions shall apply to mixed use development in the MU Overlay Zone :

- A. No medical uses may be included in a mixed use development.
- B. No entertainment uses including, but not limited to, cabarets, nightclubs, and adult entertainment businesses, may be included in a mixed use development.
- C. Residential uses included as part of a mixed use development shall be permitted in all portions of the development regardless of the underlying zone, except that residential uses shall not be permitted within the first forty feet (40’) of depth from any street-facing property line of the first floor, except as otherwise allowed through the development plan review request.
- D. Commercial uses included as part of a mixed use development shall only be permitted in those portions of the development in which the underlying zone is a commercial zone unless otherwise approved through a zone text amendment request. Further, no commercial uses shall be allowed above the third story of a mixed use development.
- E. The planning commission shall have authority through conditions imposed on a development plan review permit to prohibit uses not specified herein, on a use by use basis, if it finds that the proposed uses will have a significant adverse impact on adjacent uses, or will not promote harmonious development of the area.

10-3-1878: APPLICABILITY OF UNDERLYING ZONE REGULATIONS:

Except as otherwise specifically provided in this article for mixed use developments, development in a MU Overlay Zone shall comply with the zoning regulations applicable to the underlying zone.

Nothing in this article shall require a development to comply with the provisions of the MU Overlay Zone if the development fully conforms to the requirements of the underlying zone.

10-3-1879: GROUND FLOOR RESTRICTIONS:

Any building in the MU Overlay Zone shall include commercial uses on the ground floor of the building, subject to the use limitations noted in this article.

10-3-1880: HEIGHT LIMIT:

A building in the MU Overlay Zone shall not be constructed, altered, or enlarged so that it is taller than the heights set forth as follows and as displayed in the Mixed Use Overlay Zone Height District Map maintained by the Department of Community Development:

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Public Notices

- A. Height District A: A maximum height of 45' and three stories is permitted for properties adjacent to any single-family residential zones and/or multi-family residentially zoned properties located in multi-family height district A, as noted in section 10-3-2804 of this chapter.
- B. Height District B: A maximum height of 45' and four stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district B, as noted in section 10-3-2804 of this chapter.
- C. Height District C: A maximum height of 55' and five stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district C, as noted in section 10-3-2804 of this chapter, or other properties in existing mixed use overlay zones.

When a mixed use development is located adjacent to more than one residential zone, the residential zone allowing the shortest height shall dictate the maximum height allowed for the mixed use development.

For the purposes of applying the provisions of Government Code Section 65915, the height limitations and story limitations set forth in this article shall be considered separate requirements.

10-3-1881: RESIDENTIAL DENSITY:

Maximum Density of Residential Units: The number of residential units that may be included in a mixed use development in the MU Overlay Zone shall not exceed one unit per 550 square feet of site area.

10-3-1882: MINIMUM AND AVERAGE FLOOR AREA OF DWELLING UNITS:

The following floor area requirements shall apply to multi-family residential dwelling units within a mixed use development:

- A. Efficiency and One Bedroom Units: Efficiency and one bedroom units shall have a minimum floor area of five hundred (500) square feet each.
- B. Two or More Bedroom Units: A dwelling unit with two or more bedrooms shall have a minimum floor area of eight hundred (800) square feet.
- C. The average of the floor areas of all residential units in a mixed use development shall not exceed 1,750 square feet.
- D. Outdoor Living Space: One-half (1/2) of the square footage of outdoor living space required by section 10-3-1886 of this chapter may be counted as part of the floor area of a dwelling unit if such outdoor living space does not project into any required yard, is contiguous to the dwelling unit, and is designated for the exclusive use of the dwelling unit. However, the outdoor living space shall not be counted as more than ten percent (10%) of the required minimum floor area of the dwelling unit.

10-3-1883: PARKING REQUIREMENTS:

- A. Except as otherwise provided in this section, parking requirements for the commercial portion of a building located in the MU Overlay Zone are located in 10-3-2727 through 10-3-2736 inclusive of this chapter.
- B. A mixed use development shall provide parking for the commercial and residential components that can be physically separated. Notwithstanding the foregoing, the planning commission may permit, as part of a development plan review permit, access between parking facilities for the commercial and residential components, such as instances in which the site is physically constrained so that separate facilities are not practical nor feasible.

- C. Parking for the residential portion of the building shall be provided per the requirements of 10-3-2816.
- D. Guest parking for residential units in the MU Overlay Zone shall be provided per the requirements of 10-3-2817.
- E. If parking is provided above ground, all parking, except for driveways and access to loading areas, shall be located behind building space that is dedicated to a permitted use other than parking, and that building space shall be a minimum of forty feet (40') deep as measured from the building facades facing public streets, to prevent direct visibility from adjacent streets unless otherwise approved by the planning commission through a development plan review permit, such as instances in which the site is physically constrained by the depth requirements and unable to provide sufficient parking areas.
- F. The parking component of a mixed use development in the MU Overlay Zone shall be as approved as part of a development plan review.
- G. Parking spaces for the residential component of the building shall be assigned to specific residential units, and shall not be used by patrons of the commercial uses in the building

10-3-1884: SETBACKS AND MODULATION:

Mixed use developments in the MU Overlay Zone shall have the same setbacks as established in the underlying zone, except no setback shall be required at the property line between two zones if the project is proposed across those property lines.

If a building is constructed across two different zones, and modulation is required for buildings in one of the zones, the modulation shall be provided on the portion of the building located in the zone in which the modulation is required. The width of the building for the purpose of calculating modulation shall be the width that is located within the zone that requires modulation.

10-3-1885: LOADING FACILITIES:

Except as otherwise provided in this section, loading facilities for mixed use developments in the MU Overlay Zone shall be provided in accordance with sections 10-3-2740 through 10-3-2744, inclusive, of this chapter, or as otherwise approved by the planning commission as part of a development plan review permit such as instances in which the site is physically constrained and unable to provide such loading facilities.

10-3-1886: OUTDOOR LIVING SPACE REQUIRED:

The residential components of all mixed use developments in the MU Overlay Zone shall provide outdoor living space in accordance with the requirements of section 10-3-2803 of this chapter.

10-3-1887: APPLICATION OF TRANSITIONAL OPERATIONAL STANDARDS:

Unless otherwise provided in this article, all commercial uses in a mixed use development shall comply with the general operational requirements set forth in section 10-3-1956 of this chapter.

10-3-1888: CONVERSION OF EXISTING COMMERCIAL BUILDINGS:

Existing commercial buildings may obtain a development plan review permit to convert to a mixed use building if located in the MU Overlay Zone. Such a project may request relief from the following mixed use standards, if it is not physically feasible to comply with these standards. To determine feasibility, the commission shall evaluate whether the site is physically constrained, with regard to depth and width, whether the existing commercial building does not conform to mixed use standards, and/or whether the existing commercial building would be rendered structurally defective by providing such features.

- A. Parking requirements
- B. Loading facilities
- C. Outdoor Living space
- D. Commercial-residential transitional setbacks, if such buildings have legally nonconforming setbacks
- E. Height limits, if buildings have legally nonconforming heights

Section 6. The official zoning map of the City is hereby amended to apply the MU overlay zone to the following:

- A. Commercial properties fronting on Wilshire Boulevard between San Vicente Boulevard to the east and Rexford Drive to the west;
- B. Commercial properties located on the southern side of Wilshire Boulevard between Rexford Drive to the east and South Santa Monica Boulevard to the west;
- C. Commercial properties fronting on La Cienega Boulevard between the northern and southern borders of the City;
- D. Commercial properties fronting Robertson Boulevard between the northern and southern borders of the City
- E. Commercial properties fronting on Olympic Boulevard located between the eastern border of the City and Rexford Drive to the west
- F. Commercial properties fronting on South Doheny Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.
- G. Commercial properties fronting on San Vicente Boulevard between Wilshire Boulevard and La Cienega Boulevard
- H. Commercial properties fronting on Santa Monica Boulevard (south roadway) between Wilshire Boulevard to the east and South Moreno Drive to the west; and
- I. Commercial properties fronting on South Beverly Drive between Wilshire Boulevard to the north and Charleville Boulevard to the south.

Section 7. Periodic Review. This Ordinance and the areas to which the Mixed Use Overlay Zone is applied shall be reviewed by the City Council approximately six (6) months and approximately one (1) year after the effective date of this Ordinance.

Section 8. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect and shall control as to each property to which the MU Overlay Zone has been applied.

Section 9. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 10. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: November 17, 2020
Effective: December 18, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

SUSAN HEALY KEENE, AICP
Director of Community Development

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

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

Public Notices

ORDINANCE NO. 20-O-2826

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY AND DECLARING THE URGENCY THEREOF

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

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2", and the disease it causes has been named "coronavirus disease 2019", abbreviated COVID-19 ("COVID-19"); and

WHEREAS, the California Department of Public Health and the Los Angeles County Department of Public Health have all issued orders including, but not limited to, social distancing, staying home if sick, canceling or postponing large group events, working from home, and other precautions to protect public health and prevent transmission of this communicable virus; and

WHEREAS, the ongoing COVID-19 global pandemic has required significant changes to the operations of businesses in the restaurant, retail, office, and service industries. This shift in operations has resulted in negative economic impacts, including the closure of businesses in the City of Beverly Hills, the substantial shrinkage of revenue in certain sectors, and the loss of jobs; and

WHEREAS, demand for brick-and-mortar office and commercial spaces has decreased, and further economic changes affecting commercial leasing demand are expected, while the demand for medical use space has remained more consistent and medical uses are more insulated from economic downturns; and

WHEREAS, modifying the medical use restrictions will provide commercial landlords with greater flexibility to lease vacated commercial spaces, which may enable greater economic stability during the ongoing COVID-19 pandemic; and

WHEREAS, in the interest of public peace, health and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary for the City Council to exercise its authority to issue these regulations related to the protection of the public peace, health or safety.

Section 1. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance to protect the public safety, health, and welfare to prohibit an uses that may be in conflict with a zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study within a reasonable time.

Section 2. CEQA Findings.

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

Section 3. The City Council hereby amends Section 10-3-1620.1 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows:

"10-3-1620.1: MEDICAL USES:

- A. Notwithstanding the provisions of sections 10-3-1601 and 10-3-1602 of this chapter, buildings that received a certificate of occupancy from the city prior to February 11, 2011, may be used for medical uses provided that either: 1) the amount of floor area occupied by medical uses does not exceed the amount of floor area occupied by legally permitted medical uses on February 11, 2011, or 2) the building is located in a medical overlay zone and the medical uses are approved as part of a planned development. Notwithstanding section 10-3-4101 of this chapter, medical uses may relocate within the building provided that the total amount of floor area occupied by medical uses does not increase beyond the amount of floor area occupied by lawfully permitted medical uses on February 11, 2011.
- B. Notwithstanding subsection A of this section and section 10-3-4101 of this chapter, building owners of buildings that received a certificate of occupancy from the city prior to February 11, 2011, may add up

to six thousand (6,000) square feet of medical uses to the building by converting general office space to a medical use, even though the building is not located in a medical overlay zone, if all of the following conditions are met:

- 1. The building is located on property in one of the following commercial zones: C-3, C-3T-1, C-3T-2, C-3T-3, C-R-PD, C-R, C-3A, C-3B, or E-O-PD.
 - 2. If the property is located in the pedestrian oriented area, as defined in section 10-3-1653 of this chapter, the community development director issues a minor accommodation pursuant to the provisions of article 36 of this chapter to authorize a medical use to occupy a space in a pedestrian oriented area provided that all other requirements of this section are met and the director makes all of the findings pursuant to subsection 10-3-1655A of this chapter.
 - 3. The building contains one or more legal medical uses prior to application for either a building permit or minor accommodation pursuant to this section.
 - 4. No new medical uses are located on the ground floor within the pedestrian oriented area. For development located outside of the pedestrian oriented area, no new medical uses are located within the first forty feet (40') measured from the front building facade, on the ground floor of any building with a depth of one hundred feet (100') or greater. For buildings with a depth of less than one hundred feet (100') and that are located on irregularly shaped lots, medical uses may be permitted in all or part of the first forty feet (40') upon a finding by the director of community development that: a) all other provisions of this subsection B have been met and b) the proposed expansion of medical use does not adversely impact surrounding development. Facades facing a "side street", as defined in section 10-3-100 of this chapter, shall not be considered a front building facade for purposes of this section.
 - 5. Parking for the new medical use is provided pursuant to the requirements of section 10-3-2730 of this chapter or pursuant to a restriping permit issued before December 16, 2005.
 - 6. No existing floor area may be removed, demolished or vacated to satisfy the parking requirements for a medical use.
 - 7. The medical use complies with the restrictions of the zone or underlying zone.
 - 8. The additional space shall not be occupied by a "specialty clinic" as defined in section 10-3-1604.5 of this article.
 - 9. The building owner has submitted documentation in form and content satisfactory to the Director of Community Development that the proposed medical use meets the conditions of this subsection B.
- C. Notwithstanding the provisions of section 10-3-4101 of this chapter, a legal nonconforming medical use located in a building that has been damaged by a disaster to the extent of more than fifty percent (50%) of its replacement value, may be reestablished without application of the Medical Use Overlay Zone, provided the reconstructed building complies with applicable zoning standards, including parking requirements, in place at the time a building permit is issued for the replacement building. In no event shall the amount of floor area occupied by nonconforming medical uses in the replacement building exceed the floor area that would have been permitted in the damaged building.
 - D. In order to implement the requirements of this section, no building owner shall utilize the provisions set forth in this section to relocate or expand medical uses unless the building owner has submitted documentation to the Director of Community Development, in form and content satisfactory to the Director, documenting the amount of floor area occupied by legally permitted medical uses on February 11, 2011. Such documentation shall be provided no later than August 11, 2011, or the provisions of this section shall not be available to the building owner. This date may be extended by the Director. Additionally, if the submitted documentation includes any false statements or misrepresentations, then the building owner shall not be able to utilize the provisions of this section.
 - E. The City Council may, by resolution, establish fees for reviews and approvals required by this section.
 - F. Notwithstanding any other provision in this section, a cosmetic spa permitted pursuant to section 10-3-1620.2 of this article is not subject to the regulations of this section.
 - G. Interim Allowance for the Establishment of New Medical Uses: Notwithstanding any other provision in this section, conversion of existing commercial spaces that have received certificates of occupancy from the city may be converted to a medical use, as defined in section 10-3-100 of this chapter upon meeting the following conditions:

- 1. The building is located on property in one of the following commercial zones: C-3, C-3T-1, C-3T-2, C-3T-3, C-R-PD, C-R, C-3A, C-3B, or E-O-PD.
- 2. The medical use is not located on the ground floor of the building.
- 3. Notwithstanding the provisions contained in Article 27 of this code, Parking for medical uses established under the interim regulations contained in this Section G shall require one parking space per 350 square feet of floor area.
- 4. No existing floor area may be removed, demolished or vacated to satisfy the parking requirements for a medical use.
- 5. The additional space shall not be occupied by a "specialty clinic" as defined in section 10-3-1604.5 of this article.
- 6. The applicant has submitted documentation in form and content satisfactory to the Director of Community Development demonstrating that the proposed medical space has been leased to a medical tenant at the time of application for a building permit, and if required by the City's tax regulations, that the medical tenant has an active business tax license under Tax Classification C with the Finance Department and has paid all of the applicable fees for such license. "

Section 4: The City Council hereby amends Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code as follows:

"10-3-2730: PARKING; REQUIREMENTS:

- A. At the time of the erection of a structure or the establishment of a use, there shall be provided and thereafter maintained off street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele, and employees of such structure or use as provided in this article. Such off street parking spaces shall be used exclusively for off street parking purposes. For any structure or use enlarged or increased in capacity, additional parking facilities shall be required only for such enlargement or increase. However, any interior alteration or interior enlargement of an existing structure or use, other than a dwelling, shall not require additional parking to be provided if the alteration or enlargement does not increase the total parking requirement for all uses in the structure by more than two (2) spaces above the amount of parking required for the entire structure on May 22, 1970.
- B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	Parking shall be provided as required for indoor dining pursuant to this section except that the planning commission may establish parking requirements for open air dining areas that are different than those set forth in this section if the planning commission determines that the open air dining area will generate a need for parking different than the amount of parking required by this section or the planning commission determines that parking demand will be met by means other than those means specified in this section

Continue to page 16>>>

Public Notices

Type Of Use	Required Spaces
9. Eating and bar facilities not governed by subsections B5 through B8 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B11 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 200 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements. Any medical uses established pursuant to the regulations set forth in Subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area
15. Private training centers	1 space per 200 square feet of floor area. Provided, however, that if a private training center of more than 2,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building
16. Medical laboratories as defined under section 10-3-100 of this chapter	1 space per 200 square feet of floor area. Buildings constructed on or after July 1, 1999, may provide parking for medical laboratory uses at a ratio that is less than 1 space per 200 square feet of floor area upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection and provided the parking ratio

	for the building is at least 1 space per 350 square feet of floor area. Buildings constructed before July 1, 1999, which have an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, may satisfy the 1 space per 200 square feet of floor area requirement for any new medical laboratory use by any combination of tandem and compact spaces and restriping provided an on site parking attendant is present at all times during which access to the site is permitted. Any building constructed before July 1, 1999, which has an existing parking ratio that satisfies the city's parking requirements in effect on February 21, 1961, but cannot satisfy the 1 space per 200 square feet of floor area requirement as provided by this subsection may convert commercial space to medical laboratory space upon the granting of a minor accommodation pursuant to the minor accommodation requirements set forth in this subsection. Any medical uses established pursuant to the regulations set forth in Subsection G of 10-3-1620.1 shall require 1 space per 350 square feet of floor area.
a. Minor Accommodation:	Where specified reduced parking for medical laboratory uses may be authorized under this subsection through the granting of a minor accommodation, the director of planning and community development may, pursuant to the provisions of article 36 of this chapter, permit such reduced parking provided the director of planning and community development finds that the number of parking spaces in the building has been maximized to the extent feasible and that the proposed reduction in parking will not have a significant adverse effect on traffic and parking in the area due to any of the following: <ul style="list-style-type: none"> (1) The size or configuration of the building or portion thereof housing the proposed medical laboratory; (2) The number and size of the loading areas on the site; (3) The nature and number of deliveries for the proposed medical laboratory; (4) The proximity of the proposed medical laboratory to schools and parks; (5) The proximity of the proposed medical laboratory to neighboring residential areas; (6) The existing concentration of other commercial operations in the vicinity of the proposed medical laboratory; (7) The hours of the operation for the proposed medical laboratory
b. General Prohibition:	Notwithstanding any of the provisions of this subsection B17, under no circumstances shall a building located within 100 feet of a public school or active park be permitted to provide parking at a ratio of less than 1 regular stall size space per 200 square feet of floor area

Section 5. Severability.

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

Section 6. Approval and Extension of Ordinance

This Ordinance, being an Interim Ordinance adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall continue in effect for a period of not longer than forty-five (45) days. After notice pursuant to Section 65090 of the California Government Code and public hearing, the City Council may extend the effectiveness of this Interim Ordinance as provided in Government Code Section 65858.

Section 7. Publication.

The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

ADOPTED: November 17, 2020

LESTER J. FRIEDMAN
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

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

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 Pirnia, 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 2020186158 The following is/are doing business as: **GCMS CONSTRUCTION** 332 S. Crescent Dr., Beverly Hills, CA 90212; P.O. Box 77, Beverly Hills, CA 90213; **Michael Gordon** 332 S. Crescent Dr., Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Michael Gordon, Owner:** Statement is filed with the County of Los Angeles: November 12, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020186152 The following is/are doing business as: 1) **WHAT A PAIR 2) THE BOOK FOUNDATION** 9663 Santa Monica Blvd. #927 Beverly Hills, CA 90210; **Make Good, Inc.** 9663 Santa Monica Blvd. #927 Beverly Hills, CA 90210; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed May 2006: **Ruth Stallford, CEO:** Statement is filed with the County of Los Angeles: November 12, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020186154 The following is/are doing business as: **RECORD SURPLUS** 12436 Santa Monica Blvd., Los Angeles, CA 90025; **Surfabilly Music Corp.** 12436 Santa Monica Blvd., Los Angeles, CA 90025; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed January 2011: **Cheryl Perkey, Secretary:** Statement is filed with the County of Los Angeles: November 12, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020186156 The following is/are doing business as: **SELTZER REAL ESTATE ACQUISITION COMPANY** 1511 S. Pontius Ave. #102, Los Angeles, CA 90025; **Michael Seltzer** 1511 S. Pontius Ave. #102, Los Angeles, CA 90025; **Sheldon Seltzer** 1511 S. Pontius Ave. #102, Los Angeles, CA 90025; The business is conducted by: **A GENERAL PARTNERSHIP**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Michael Seltzer, General Partner:** Statement is filed with the County of Los Angeles: November 12, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020186160 The following is/are doing business as: 1) **BEVERLY ALCOTT APTS. 2) GLENVILLE APTS 3) 1110 OAKHURST APTS 4) 3112 BAGLEY APTS 5) 3116 BAGLEY APTS 6) DETROIT APTS 7) DOHENY APTS 8) GLENDON APTS 9) MALCOLM APTS 10) REXFORD APTS** 10433 National Blvd., Los Angeles, CA 90034; **Kelman-Bronstein Corporation** 10433 National Blvd., Los Angeles, CA 90034; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Paul E. Bronstein, President:** Statement is filed with the County of Los Angeles: November 12, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2020183272 The following is/are doing business as: **SPYCRAFT ENTERTAINMENT** 2801 Ocean Park Blvd. #3, Santa Monica, CA 90405; **Smersh LLC** 300 Delaware Ave. #210-A, Wilmington, DE 19801; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **John Sipher, Member:** Statement is filed with the County of Los Angeles: November 09, 2020; Published: November 27, December 04, 11, 18, 2020 **LACC N/C**

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 encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER 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

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
CASE NO: 20SMCP00225
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
In the Matter of the petition of: **Oliver Joshua Hakim**
To all interested person(s):
Petitioner: **Oliver Joshua Hakim**
Presently over 18 years of age, current residence: Beverly Hills, CA filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica, CA 90401, Santa Monica Courthouse on July 14, 2020 for a Decree changing names as follows:
Present Name: **Oliver Joshua Hakim**
Proposed Name: **OLIVER MEHDI HAKIM**
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.
NOTICE OF HEARING: Date: December 18, 2020
Time: 8:30 AM Department: K Room: A-203
The address of the court is: Santa Monica Courthouse 1725 Main Street, Santa Monica, CA 90401
Reason for name change: To commemorate my late grandfather. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Signed: **Oliver Joshua Hakim**
Judge of the Superior Court: Lawrence Cho
Executive Clerk: Sherri R. Carter • Deputy: Jacob Bradley
Dated: July 14, 2020 Published: 11/27/20, 12/04/20, 12/11/20, 12/18/20

NOTICE INVITING PROPOSALS

Project: Beverly Hills High School
South Campus Modernization
Owner: Beverly Hills Unified School District

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

PROPOSAL RELEASE #1

PROPOSAL DATE: DECEMBER 15, 2020
PROPOSAL TIME: 2:00 PM

PROPOSAL PACKAGES

01 Shoring & Site Retaining Walls – Design-Build Proposal

Email proposals to bid@prowestconstructors.com or submit sealed hard copies of proposals to ProWest Constructors, 22710 Palomar Street, Wildomar, CA 92595. For Proposals in the amount of \$150,000 and over, a Proposal Bond in the amount of 10% of the Lump Sum Base Price shall accompany the Proposal. For Lump Sum Base Price amounts of less than \$150,000, Proposal Bond shall not be required.

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

One non-mandatory Job Walk has been scheduled for Wednesday, December 9, 2020 at 1:00 PM. ATTENDANCE IS HIGHLY RECOMMENDED. Participants shall meet at the ProWest jobsite trailer at Beverly Hills High School, 241 S. Moreno Drive, Beverly Hills, CA 90212. uctors – (951) 678-1038 for further information.

The scope of services for the project will include, at a minimum the following:

- Provide engineering design by a Structural Engineer licensed in the state of California. Engineer to provide support (meetings, audio-video conferences, etc.) in obtaining District and agency approval for the design and up to (2) in-person meetings as required for plan approval, coordination, or preconstruction.
- Shoring and retaining walls for approximately 36,000 SF of retaining wall systems, of which approximately 5,500 SF shall be temporary shoring. The design, subject to DSA approval, will likely include a variety of construction methods including but not limited to:
 - a. Piles or cantilever Soldier-Pile systems with wood lagging and a permanent shotcrete facing, with or without tiebacks (TBD),
 - b. Soil-Nail walls, temporary and permanent,
 - c. Conventional retaining walls, CMU block or CIP concrete,
 - d. Top of wall barricades or features, including sound walls, cable railing, decorative fencing, light poles, etc. (up to 8 distinct design elements shall be included).
- Provide wet stamped plans and calculations (up to 6 sets plus pdf format) for submittal to other consultants, owners or agencies as required.

The purpose of the proposal is to enable ProWest Constructors to select the most qualified firm that provides the best value to ProWest Constructors and the District and with whom ProWest Constructors will subcontract for this work on a design-build basis. Based on the received proposals, ProWest Constructors will create a list of the highest-ranking respondents, based on a best value selection criteria and will identify the selected firm(s) to enter negotiations for specific scopes of work to be subcontracted. Formal award of any subcontracts will not occur unless and until the District has reviewed and approved the scope and price of the subcontracted work. Design work must commence immediately after District approval and notice of award to the selected design-build subcontractor, but no construction work will commence as per Education Code 17406(b)(1): "No construction can be performed before receipt of DSA approval."

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

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

Published BHC: November 27, 2020 & December 4, 2020

O8 LEGAL SERVICES

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WWW.TPRLAW.NET
(310) 677-9797

Fortitudine Vincimus

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

45
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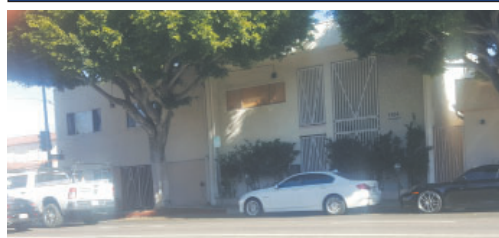
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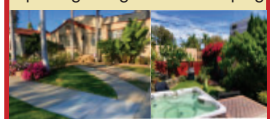
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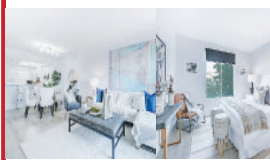
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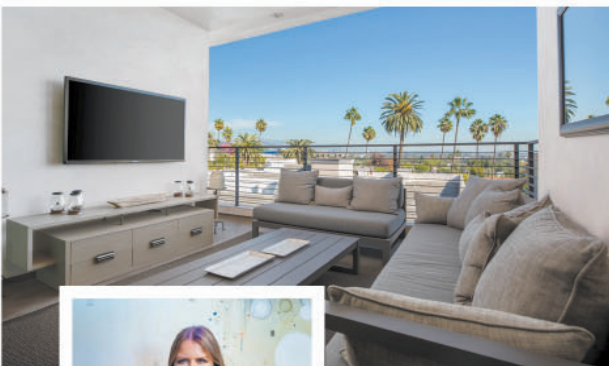
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