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THE WEATHER, BEVERLY HILLS CA

Friday	71° 53°
Saturday	70° 52°
Sunday	75° 51°
Monday	76° 50°
Tuesday	79° 53°
Wednesday	78° 52°
Thursday	77° 55°

Beverly Hills Shabbat Table Honors Hostages



Photo by Lisa Friedman Bloch

The Shabbat Table set an empty place for each of the hostages.

BY CLARA HARTER

It was the Sabbath evening in Beverly Hills and a crowd of observers gathered around a long table with 201 chairs. They sang, they prayed, they lit candles, but nobody sat down.

This is because last Friday, Oct. 20, was a

Shabbat unlike any other. It was marked by the heartbreaking knowledge that over 200 Israeli hostages could not celebrate with their families—a tragedy that Chabad in the Hills chose to represent by setting up a Shabbat table with an empty seat for every hostage.

See SHABBAT, page 12

BHUSD Board of Education Lauds Progress On Several Projects

BY ERIC LICAS

The Beverly Hills Unified School District (BHUSD) Board of Education acknowledged growth in its management of student behavior, progress on construction projects as well as the impact of conflict in Israel on students and families at its Oct. 24 meeting.

Board members opened the meeting by recognizing Hawthorne Elementary School's adoption of Positive Behavior Intervention and Supports (PBIS), a set of guidelines and best practices regarding discipline and the encouragement of good behavior. Earlier this month, the school received a Silver Implementation Award from California PBIS, an organization tracking the development of the program at campuses throughout the state.

A handful of Hawthorne Elementary students spoke to the board about their participation in their school's brand of the PBIS system, Hawthorne HERO. The program is named after four characteristics it

See BHUSD, page 12

Zev Yaroslavsky Recalls a Political Life in Rotary Club Speech

BY ANA FIGUEROA

He left elected office nearly a decade ago, but Zev Yaroslavsky has yet to leave the political landscape of Los Angeles. His tenure of nearly four decades in public service (two on the Los Angeles City Council and two on the Board of Supervisors) overlapped some of the most seminal events in the Southland's history. Yaroslavsky was but 26 years old in 1975 when first elected to represent the City Council's 5th District. Now, as an elder statesman, a memoir published earlier this year looks back on a career that in many ways shaped the Los Angeles of today. In his current role as Director of the Los Angeles Initiative at the UCLA Luskin School of Public Affairs and the Department of History, Yaroslavsky is helping to shape the Los Angeles of tomorrow.

Yaroslavsky reflected on LA politics,



Photo by Gidas Peteris

Yaroslavsky and Rotary Club of Beverly Hills President Lillian Raffel

history and the memoir encapsulating the two, "Zev's Los Angeles: From Boyle Heights to the Halls of Power" at the Rotary Club of Beverly Hills luncheon on Oct. 23.

See ZEV YAROSLAVSKY, page 17

Local Rabbi's Son Serves in Israeli Army

BY CLARA HARTER

When Meir Dunner hung up his Israeli Defense Forces uniform after finishing service a few months ago, he had no clue just how soon he would be putting it back on. But then came Oct. 7 and overnight everything changed.

Now Meir, son of prominent Beverly Hills Rabbi Pini Dunner, is back in active duty and preparing to fight on the front lines.

For his dad, this recent turn of events has evoked a rollercoaster of emotions—stress, fear, heartbreak, horror and pride.

"We knew he was certainly going to be called up because he's only recently been

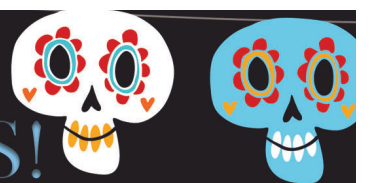
See RABBI'S SON, page 13



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Courier Calendar

NOW - OCT. 29

SANTA MONICA PLAYHOUSE:
“ABSOLUTELY HALLOWEEN”
SAT. 2 P.M.

SUN. 12:30 P.M.

Santa Monica Playhouse presents the return of the Rudie-DeCarlo Family Theatre favorite, “Absolutely Halloween,” the heartwarming tale of the aptly named “Candy,” a sweet young girl who learns some surprising lessons about life, love, laughter and sugar, from a delightful array of colorful costume come-to-life characters who take her on a magical All Hallows’ Eve adventure. Audiences are encouraged to participate by answering riddles and keeping track of ongoing mysteries throughout the show. Tickets are \$12.50 for kids 12 and under and \$15 for adults. Santa Monica Playhouse is located at 1211 4th St., Santa Monica. santamonicaplayhouse.com

NOW - OCT. 29

LATINO THEATER CO.:
“TACOS LA BROOKLYN”
THURS.-SAT. 8 P.M.
SUN. 4 P.M.

Latino Theater Company presents the world premiere of a multilingual comic drama developed in Latino Theater Company’s Circle of Imaginistas playwriting group and produced in association with East West Players. Chino, a young and ambitious Korean American who grew up in a foster family on Los Angeles’ Eastside, hopes to grow his successful taco stand, “Chino’s Underground Tacos,” into a brick and mortar restaurant. When Yesenia Tapia, a Mexican American social media influencer, accuses Chino of cultural appropriation and pandering to a gentrifying neighborhood, he must convince the community of his cultural authenticity in a multifaceted and

complicated city. Performances take place in the Los Angeles Theatre Center at 514 S. Spring St., Los Angeles. Tickets are \$48 for general admission and \$22 for students, seniors, veterans. latinotheaterco.org

NOW - OCT. 29

GEFFEN PLAYHOUSE:
“EVERY BRILLIANT THING”
WED.-FRI. 8 P.M.
SAT. 3 P.M., 8 P.M.
SUN. 2 P.M., 7 P.M.

Geffen Playhouse presents the play “Every Brilliant Thing.” “Ice cream.” “Water fights.” “Peeing in the ocean and nobody knows.” A boy’s handwritten list to cheer up his despondent mom becomes a surprisingly funny and poignant ode to humanity. Daniel K. Isaac takes audiences on a transcendent and tender coming-of-age journey that reminds viewers to pay attention to life’s smallest joys and to each other. This production includes audience participation. Tickets start at \$30. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles. geffenplayhouse.org

NOW - NOV. 5

COMPANY OF ANGELS: “RISE”
FRI.-SAT. 8 P.M.
SUN. 7 P.M.

Company of Angels presents the world premiere of “Rise,” the journey throughout the decades of an African American woman born and bred in Boyle Heights. The Los Angeles neighborhood of Boyle Heights was once known as the Ellis Island of the West Coast, a multicultural haven, providing a home to European and Asian immigrants, Latinos and African Americans. This rich convergence of cultures resulted in a unique tapestry of American life in the much beloved and historic community of Boyle Heights. As

the neighborhood evolves, this haunting love story unfolds the ties that bind her to it, unraveling the tragic mystery behind her unrelenting resolve to never leave. Tickets are \$25 for general admission, \$15 for students and seniors, and \$12 for group tickets (10 or more with code “GROUP”). The Company of Angels Theater is located at 1350 San Pablo Street, Los Angeles. companyofangels.org

NOW - NOV. 26

NATURAL HISTORY MUSEUM OF LOS ANGELES: “SPOOKY SEASON”
MON.-SUN. 9:30 A.M.-5 P.M.
The Natural History Museums of Los Angeles County welcome in the 2023 “spooky season” with a variety of offerings for all age groups. The annual Spider Pavilion is open to the public, bringing hundreds of our arachnid friends out to play for the fall. This is an opportunity to get up close and personal with the orb weavers and other web developers that help provide the best natural pest control on the planet. Plus, visitors can peer into the habitats of some eight-legged legends, like tarantulas, wolf spiders and jumping spiders. Due to Spider Pavilion’s popularity, timed tickets are required and free for Museum members or \$8 for non-members, in addition to the price for general admission. Tickets are on sale now. Now through Halloween, the Natural History Museum (NHM) will host Boney Island, the popular L.A.-based immersive Halloween light-up attraction, in its Nature Gardens. This hauntingly whimsical interactive experience for all ages will feature familiar sights for longtime Boney Island fans – skeletons performing rope tricks and levitating through hoops, shadow puppetry and more. NHM will add its own spin with artistic performances, real fossils, live

animal presentations, trick-or-treating and other ghoulishly glowing installations. Boney Island will run from Thursday through Sunday nights (plus Oct. 30 and 31) from 6 p.m. to 10 p.m., with additional and adjusted hours added on certain nights. Tickets are on sale now and cost \$20 for Museum members and \$25 for non-members. Advanced reservations are encouraged as most nights are expected to sell out, but limited tickets will be available onsite during regular museum hours and at the gate. NHM is located at 900 Exposition Blvd., Los Angeles. Standard tickets are \$18 for adults, \$14 for seniors and students and \$7 for children 3-12 years old. nhmlac.org

OCT. 28

WALLIS ANNENBERG PETSPACE:
“HOWL-O-WEEN”
11 A.M.-3 P.M.

Wallis Annenberg PetSpace presents a transformed campus as a Halloween haunt with activities for humans and pets. The day will include a Pick Your Own Pup-kin Patch and decorating station, a maze of “dog terrors” (watch out for the mailman!), festive fall treats for humans and animals, spooktacular photo ops and more. Guests are invited to enchant the crowd with their most creative Halloween costumes, with bonus points for couple costumes between pets and their owners. Tickets are \$10 and include event entry, activities, one fall treat ticket, complimentary water and soda, and one pumpkin per guest (sizes may vary, while supplies last). PetSpace asks for guests to not wear masks that cover the entire face, to wear family-friendly, appropriate costumes, and to leave real or fake weapons at home. Additionally, dogs in attendance must be kept on non-extendable or retractable leashes at all time, accompanied by their owner, and up to date on vaccinations. PetSpace is located at 12005 Bluff Creek Dr., Playa Vista. annenbergpetspace.org

OCT. 28

UNION STATION: “BOONION STATION”
11 A.M.-5 P.M.

Los Angeles Union Station presents the 5th annual “Boonion Station,” a frightfully fun family-friendly Halloween haunt. Activities include face painting, dancing, costume contests, crafts, a one-of-a-kind trick-or-treating experience and more! Costumes are encouraged, as Boonion Station will award prizes for the Most Original, Funniest, Spookiest and Best Group/Family costumes. Tickets are not required - the one-day only event is free to the public. All ages are welcome. Attendees can reach Union Station by Metro by taking the A Line, B Line, D Line and J Line directly to Los Angeles Union Station or use the Metro Bike Share system which makes bikes any time. Parking is available for \$8 at Union Station East or \$16 at Union Station West. unionstationla.com/visit



Photo by Isaak Berliner

Daniel K. Isaac in “Every Brilliant Thing” at Geffen Playhouse, showing until Oct. 29



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Police Investigating Incidents of Antisemitic Graffiti



Graffiti discovered on Oct. 25 in an alleyway in Beverly Hills

BY ERIC LICAS

The Beverly Hills Police Department (BHPD) is investigating an incident of an antisemitic message spray-painted onto an alleyway in Beverly Hills that was discovered on Oct.

25. The words “Kill Jewss” (sic) were found written in large green letters on a wall in an alley along the 300 block of Palm Drive, local resident Norm Nadel told the Courier. Police were searching the area for clues or witnesses when he arrived home from

errands, which is how he learned about the antisemitic message.

“They told me they had received an anonymous tip and come to check it out. They were going through the alley to see if anyone knew what had happened. I was shocked. It was the first I had seen of it.”

Nadel said that he was unaware of any reason he or any of his neighbors would have been specifically targeted other than the fact that there is a large Jewish community in the neighborhood.

“This wasn’t anyone with any personal vendetta against any of us, so far as I can tell,” Nadel said. Officers searched the area for hours and conducted numerous follow-up interviews with residents, Nadel said. But so far, police have not publicly identified or described any possible suspect. City

officials quickly responded to the matter, and the graffiti had been painted over by public works staff by the following morning, Nadel said.

Nadel added that police at the scene told him they were investigating at least one other report of vandalism in the city, but did not specify whether it was a possible hate incident. As the Courier was going to press, media reports surfaced of another antisemitic message found on Oct. 25, outside of the Bedford Manor Apartments on Bedford Drive.

Earlier this month, Mayor Dr. Julian Gold announced that police would increase their presence around synagogues and other sites relevant to Jewish people in Beverly Hills. ●

Valley Man Indicted by U.S. Attorney for Identity Theft in Beverly Hills



Photo courtesy of the U.S. Attorney’s Office
Surveillance footage of the defendant with goods allegedly purchased with stolen bank cards.

BY ERIC LICAS

Over a year of investigation by the Beverly Hills Police Department (BHPD) has led to the filing of federal charges against a San Fernando Valley man accused of stealing the identities of at least 25 people and draining about \$2.6 million from their accounts.

Prosecutors with the U.S. Attorney’s Office in Los Angeles accused Oren David Sela, 35, of three counts of bank fraud, one count of aggravated identity theft, one count of possession of 15 or more unauthorized access devices, one count of unlawful possession of at least five identity documents, and two counts of possession of stolen mail in a previously sealed indictment filed Oct. 6. If convicted as charged, he could face a maximum sentence of up to 75 years in federal prison.

The BHPD’s investigation into the matter began with a report of fraud on April 6, 2022, targeting a local resident identified as A.W., in the indictment against Sela. The victim’s family told officers someone had withdrawn well over \$400,000 out of their Bank of America account

and deposited it into a separate one that was also under A.W.’s name.

BHPD Det. Eric Bender learned that the application for the fraudulent account listed an address on the 900 block of Westmount Drive in West Hollywood, Sela’s residence at the time. His email address was also linked to the phony account. Notifications sent by Bank of America to that email address attempted to notify the named Bank of America client that “someone on your account switched to a new device by moving the SIM card,” according to the indictment.

While the investigation was still in progress, Sela was stopped by the BHPD on Dec. 21, 2022 while driving a Mercedes-Benz that had been reported stolen. Officers found a total of six banking cards bearing the names of four separate victims, as well as three cell phones.

When police tried to call one of those four victims, identified as M.A. in the indictment, one of the cell phones they seized from Sela rang. When Bender later spoke with that victim’s daughter, he learned that the number officers called had been M.A.’s landline since 1979, and that it had inexplicably stopped working about two years ago.

About \$1.88 million had been transferred out of M.A.’s T.D. Ameritrade, Inc. account and deposited into a fraudulent account opened with Fidelity Bank and Charles Schwab Corporation in the victim’s name, according to the indictment.

“Based on my training and experience and my knowledge of this investigation, I believe that this constitutes evidence that Sela ported, or “SIM-swapped,” M.A.’s phone number, likely as part of a broader effort to conduct fraud against M.A.,” U.S. Secret Service Special Agent Derek Van Wang wrote in an affidavit

See **IDENTITY THEFT**, page 17

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Beverly Hills Art Show Prize Winners



Some 230 artists participated in the 50th Anniversary of the Beverly Hills Art Show on Oct. 21-22, exhibiting art in 11 categories: ceramics, digital art, drawing and printmaking, glass, jewelry, mixed media 2D, mixed media 3D, painting, photography, sculpture and watercolor. First, second and third-place awards were presented in each category, and five specialty awards were presented. Mayor Dr. Julian Gold and city commissioners presented ribbons to winners. Pictured in back row are (from left): Ron Purvis (1st Place, Sculpture), Ken Sugimoto (1st Place, Mixed Media - 3D), Eri Sugimoto (1st Place, Ceramics), Taman Vanscoy (1st Place, Watercolor), Carey Appel (Gil Borgos Originality Award), Liana Grigoryan (1st Place, Photography), Oladigbolu Adeniran (Best New Artist), Adolfo Giral, (Mayor's Purchase Award), Recreation and Parks Vice Chair Amie Sherry, JP Greenwood (Best Display of Art) and Recreation and Parks Commissioner JR Dzubak. Front Row (from left): Arts and Culture Commissioner (ACC) Liliana Filipovic, ACC Commissioner Pamela Beck, ACC Chair Maralee Beck, Lilli Muller (1st Place, Drawing & Printmaking), Birgit Kupke-Peyla (1st Place, Jewelry), David Palmer (1st Place, Painting), Gold, Keumsook Hahn (Best of Show), Liisa Liiva (1st Place, Digital Art), Marc Gordon (1st Place, Glass), ACC Vice Chair Karla Gordy Bristol. Not pictured: Michaela Kuachenhoff and Grant Rosen (1st Place, Mixed Media - 2D)

Tenderfest a Tasty Success at The Wallis



Photo courtesy of Tenderfest

Bun B's Trill Tenders won the championship for best chicken tender.

BY BIANCA HEYWARD

An array of the top chefs in town showcased their take on classic chicken tenders at the Wallis Annenberg Center for the Performing Arts for a festival dedicated exclusively to the beloved finger food. Hundreds of people attended the third annual Tenderfest on Oct. 22, sampling breaded chicken strips

reimagined by vendors like Raising Cane's, Delilah, Le Coupe, Pioneer Chicken, Community Goods, Love Baked Wings, Trippie Redd's Strips and Dips, Harold and Belle's, and for VIP ticket holders, Caviar Kaspia.

The daylong event culminated with the national ConTender championship, where See TENDERFEST, page 12

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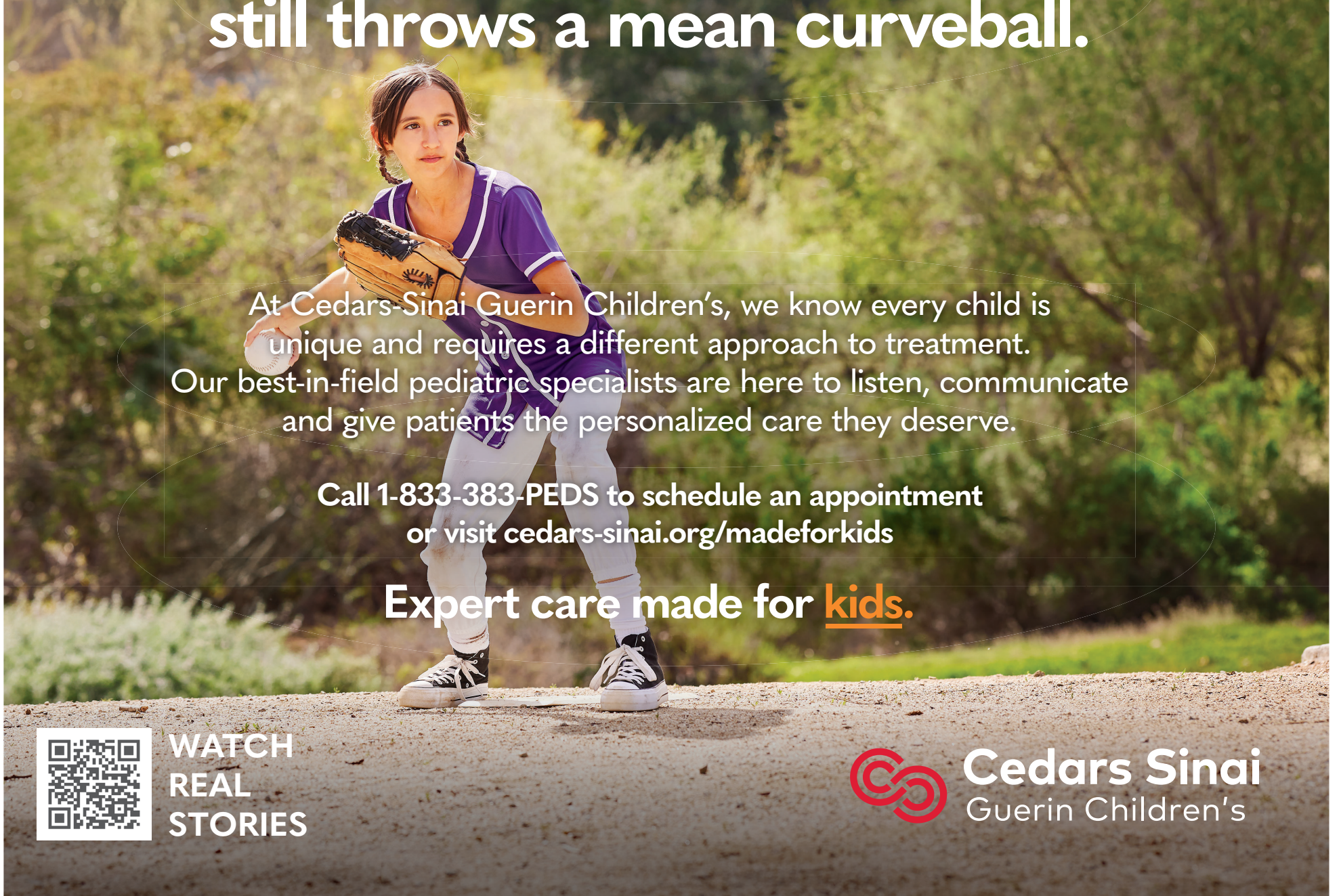
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‘AKA Mr. Chow’—But Who is ‘M?’



Photos courtesy of HBO

Michael Chow

BY NEELY SWANSON

Artist, actor, investor, restaurateur, patron of the arts, collector, and once again, artist. These are the many lives of Michael Chow. He is so much more than the sum of his parts with the many lives he’s lived and continues to live. Nick Hooker’s new documentary, “AKA Mr. Chow,” tries to lead you into a labyrinth of discovery.

Michael Chow was born Zhou Yingua in Shanghai in 1939. His father, Zhou Xinfang, is still considered one of the greatest grand masters of the Peking Opera and his artistry was an important influence on Michael who wanted to follow in his footsteps. The movement, the vibrant colors, the drama, all touched him deeply. Michael began painting at an early age seeing light and motion and colors everywhere in Shanghai. But his art and vision was short-circuited when he and his sister, Tsai Chin, were sent to England by their parents shortly after Mao, claiming victory in the Chinese Revolution, took over as the political leader. Sadly, Michael would never again see his father who would die in 1975 after a long imprisonment during the Cultural Revolution.

Beautiful Tsai, studying at the Royal Academy of Dramatic Art, was well on her way to an acting career, but Yingua, younger, was sent to boarding school where he was ill-equipped to be a total outsider, losing

his identity and his name when he became Michael. He eventually enrolled in art school where he studied painting and architecture still hoping to satisfy his need to create. But art rarely pays the bills and Tsai helped him find small roles in mostly B pictures.

Luck, if you believe in such a thing, and timing have played major roles in his life. Unable to support himself as an artist, it was more the connections he made and

the people he met that would dovetail nicely into his wildly successful endeavors. Encouraged by friends who recognized his ability to parlay one success onto another, he opened a Chinese restaurant in London. He wanted to introduce upscale, gourmet Chinese food to the Knightsbridge section of central London, an area oozing wealth and sophistication. It wasn’t just the taste of the food but the drama as well, using Italian

waiters to serve and displaying the work of emerging artists on the walls.

Still longing for a place at the table, so to speak, Chow befriended artists whose work inspired him, offering meals in exchange for paintings. Those walls held the paintings of artists who would soon become even more famous than his restaurant—David Hockney, Jim Dine, Julius Schnabel and Peter Blake, among others. A short first marriage to Grace Coddington, one of the top models of the day, solidified his place in swinging sixties London. Soon Mr. Chow’s was the hippest of the hip, dripping with the rich and famous. He wasn’t just the friend to celebrities but a world unto himself.

But it’s easy to look all of this up. It’s public record as are his famous couplings, next to Tina Chow, a model whose own jet set celebrity soon surpassed his. When marital difficulties first emerged, he and Tina left London and landed in Beverly Hills where he expanded his restaurant empire. An instant success, he then opened restaurants in New York, always featuring a museum of fine art on the walls. Their estrangement continued, however, in part due to her affairs, and they divorced. His subsequent marriage was to Eva Chun; it too ended in divorce after twenty-five years. There is no real insight into these dissolutions. Coddington, interviewed on screen and still friends with Chow, revealed that she had left him after a year when a previous boyfriend resurfaced. Now married to Vanessa Rano, a woman almost a half century younger, she is an integral part to his self-described Act V.

Both in Beverly Hills and New York, his passion for buying art continued and he began to amass an extraordinary collection of contemporary art—Warhol, Basquiat, Haring, Ruscha to name a very few. So many of these artists painted portraits of Chow that an exhibition of just these paintings was once mounted. Always attentive to his restaurants, he was drawn more and more into the world of art and design. Spreading his expansive wings and returning to an initial

See ‘AKA MR. CHOW,’ page 13



Michael Chow painting in his studio



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NOTICE OF PUBLIC HEARING

DATE: Thursday, November 9, 2023
TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at:
Commission Meeting
Room 280A
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

Members of the public may also participate via teleconference; details provided below

PROJECT ADDRESS: City Wide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **November 9, 2023**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN ADOPTED FOR THE 6TH CYCLE PLANNING PERIOD FROM 2021 TO 2029; AND AN ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT AMENDMENTS

The Project involves amendments to the City's General Plan Housing Element as adopted on February 23, 2023 for the planning period from 2021 to 2029 (6th Cycle). No physical development nor construction is currently proposed as part of the Project. The Housing Element is a planning document that contains programs and policies to guide housing development in the City. The Housing Element includes the following topics: analysis of the City's demographic characteristics and housing needs; evaluation of resources and opportunities available to address current and future housing needs; analysis of potential constraints on meeting the City's housing needs; a review of the City's accomplishments during the previous planning period; and updated policies and programs intended to address the City's housing needs for the period through 2029. Additionally, the Housing Element discusses how the City's land use and zoning regulations and programs will accommodate the City's Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and includes a list of suitable sites to accommodate housing at various levels of affordability. The Project area covers the entire City of Beverly Hills, since the Housing Element addresses housing conditions throughout the City. The Planning Commission will also review an addendum to the Initial Study/Mitigated Negative Declaration prepared for the Project. The revised Housing Element document is available at: www.beverlyhills.org/housingelementupdate.

The revisions to the Housing Element have been made in response to the comments provided in letters from the state Housing and Community Development Department (HCD), and primarily consist of changes to the policies and programs in the Housing Plan, such as the addition of greater details and specific timelines, the addition of more information on local and regional trends and data within the Affirmatively Furthering Fair Housing (AFFH) section, and extensive revisions to the sites inventory to add criteria to determine suitable sites and realistic capacity of these sites to accommodate housing units. In addition, more information and analysis has been added regarding potential sites for adaptive reuse/conversion mixed use projects and research to support this trend. Once the Planning Commission has completed their review of the revised draft Housing Element, the document will be revised to address the Commission's feedback if needed, and will then be presented to the City Council for their consideration and adoption at a future public hearing.

ENVIRONMENTAL REVIEW

The City of Beverly Hills has previously adopted a Mitigated Negative Declaration (MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA), and was responsible for the preparation of the MND and related initial study. The previously adopted MND document is available at www.beverlyhills.org/environmental. If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

The previously adopted MND indicated that the Project would not result in significant impacts to Agricultural and Forestry Resources, and Mineral Resources, and less than

significant impacts, with certain mitigations, related to Aesthetics, 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, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. An addendum to the previously adopted MND for the revisions to the adopted Housing Element document has been prepared, pursuant to California Code of Regulations, Title 14, §15164. A copy of the addendum will be available as part of the agenda materials and Planning Commission packet for this meeting date, on www.beverlyhills.org/planningcommission, at least 72 hours before the meeting. The Project description and location are described above, and the adoption of amendments includes changes that are limited to technical revisions and the addition of information. The primary changes to the adopted Housing Element that will be evaluated in the addendum include: changes to the policies and programs in the Housing Plan, such as the addition of greater details and specific timelines, the addition of a more extensive section on Affirmatively Furthering Fair Housing (AFFH), and changes to the sites inventory to add further detail regarding the selection of included sites and to remove possible sites to accommodate housing. Since these changes consist of technical changes and the addition of information that will not result in significant impacts to the areas of study in the adopted MND, and none of the conditions in California Code of Regulations, Title 14, §15162 have occurred, the Planning Commission will consider the adoption of the addendum to the previously adopted MND.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (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.

Any written comments received by end of the day on Wednesday, November 8, 2023 will be attached to the agenda report regarding this item. Any comments received after Wednesday, November 8, 2023, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City'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 any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Senior Planner** in the Planning Division at **(310) 285-1194**, or by email at cchen@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Chloe Chen, Senior Planner



Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

www.beverlyhills.org



NOTICE OF COMMISSION VACANCY

The Beverly Hills City Council is seeking a qualified Beverly Hills resident to fill a vacancy on the:

RENT STABILIZATION COMMISSION

At Large Commissioner Only (One vacancy)

This commission acts as an advisory to the City Council in all matters which relate to the Rent Stabilization Ordinance.

APPLICANT QUALIFICATIONS:

A Beverly Hills resident who is not a tenant or manager of an apartment building, and who does not directly control or have a financial interest of five percent (5%) or more in a multi-family residential rental property (apartment building) either within or outside of the City of Beverly Hills.

DEADLINE TO APPLY FOR THE ABOVE COMMISSION IS ON THURSDAY, NOVEMBER 9, 2023 AT 5:00 P.M.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail.

Huma Ahmed
City Clerk

Beverly Hills Doggy Daze 90210 Returns to Roxbury Park



Beverly Hills Doggy Daze 90210 takes place Nov. 5.

Beverly Hills Doggy Daze 90210 returns to Roxbury Park's "Wiggly Field" on Nov. 5 from 11 a.m. to 3 p.m. The entire community is invited to bring their pets, or even find a new one to adopt at the free, family-friendly event.

Presented by the Beverly Hills Community Services Department, Beverly Hills Doggy Daze 90210 is designed to unite dogs, their owners and all animal enthusiasts. The festivities will include a pet parade and pet talent contest. And, dozens of pet-related vendors and specialty booths will be on hand with an extensive range of pet care services, pet spas, pet clothing, delectable pet food and more. Food and beverage trucks will be available for human attendees.

Roxbury Park is located at 471 S. Roxbury Drive, Beverly Hills. Free parking is available at Beverly Hills High School with pet-friendly shuttles to the park from 10:45 a.m. to 5 p.m.

Beverly Hills Doggy Daze 90210 sponsors are Honorable Lili and Jon Bosse, the Amanda Foundation, RRRuffler and Art of Canine Cuisine.

For more information, visit www.beverlyhills.org/doggydaze.

The City of Beverly Hills will launch a new website survey as part of the first phase of its redesign! We are seeking community input regarding usability, content and design through a short survey!

Survey Dates:

NOW until 5 p.m. Friday, October 27, 2023

To access the survey, visit BEVERLYHILLS.ORG/WEBSITEREDSIGN





Photo by Lisa Friedman Bloch

A flyer was created for each of the hostages.

SHABBAT, from page 1

“You can only imagine what horrors they’ve already experienced and what is yet to come for them before they see the daylight,” Chabad in the Hills Rabbi Yossi Cunin told the Courier on Shabbat evening. “Yet we stand here in Beverly Hills and have the privilege to be able to take mind of all those poor souls that are suffering today.”

“Their loss is felt with the empty chairs.”

This idea for a symbolic empty Shabbat table began in Tel Aviv and has been replicated by several Jewish communities around the world: in Bondi Beach, in Rome, and now in Beverly Hills, where it had a profound impact on the community members who visited.

The speed with which the table was set up is also a touching testament to the unity of Beverly Hills’ Jewish community in this deeply troubling time.

“We all (members of the shul) sat around after the morning prayers at 9:30 and pulled it together: who had chairs, who had tables, who had dishes and glasses. By 12:30 in the afternoon it was all set up,” Cunin told the Courier in a phone interview.

The owner of the Beverly Hills Tower, located at 499 N. Canon Drive, offered a long grassy strip to host the tables and chairs, which were lent free of charge by a rental company that the shul often uses for Bar and Bat Mitzvahs. One chabad member offered to print out fliers with a photo of each hostage, while another member volunteered to print out a banner bearing their names.

The result was a stunning table set, at once heart-rending and warming, that brought tears and solace to the many community members who came by.

“By the time it was done it looked like a piece of artwork that was out there on display,” said Cunin. “It was something that

gave honor and dignity to all those who are in pain and suffering.”

The ceremonial lighting of the Shabbat candles was a particularly poignant moment, which took on a deeper meaning in light of horrifying recent events.

“We want to be able to bring light on this very holy day of the Sabbath by lighting candles because terrorism brings darkness and our religion teaches us that to overcome darkness, we have to bring in the light,” Councilmember Sharona Nazarian told the Courier on Shabbat.

“We stand united, we stand together as a community, and we pray that all of the hostages will be returned swiftly back to their homes and their families so that they can sit around the Shabbat table together.”

Cunin echoed this sentiment, highlighting the importance of bringing in light, love and prayer to fight the forces of terror.

“This is what we need to do to keep our freedoms and show that we will not succumb to the darkness,” he said. “Last week they (Hamas) wanted us to hide as Jews. We’re not hiding.”

While Cunin has attended countless Shabbats over his lifetime, the singing and candle lighting in last week’s ceremony stood alone in its significance and power.

“Singing that tune of welcoming in Shabbat brings us an idea of solace and peace and comfort that goes beyond words, and there was everybody holding the candle singing along and knowing that there is going to be a better and brighter day,”

“One glimmer of light dispels miles of darkness,” he continued. “The darker it is, the brighter the light shines and that’s where it really counts for us right now.” ●

TENDERFEST, from page 6

rapper Bun B’s Trill Tenders (of Trill Burgers) was awarded the trophy for Best Tender, beating out celebrity chefs Burt Bakman of SLAB, Joan McNamara of Joan’s on Third, and Lord Maynard Llera of Kuya Lord. The competition was judged by chicken tender buffs like songwriter and producer Benny Blanco, Canadian actress Shay Mitchell, journalist Andy Wang, and rapper and songwriter Trippie Redd.

Trill Tenders made its debut at Tenderfest with simple chicken tenders and crinkle cut fries, and the Slab tender was served with a pickle slice on top and a ranch drizzle. Joan’s on Third debuted its Chinese chicken salad tender with a strip of crispy breaded chicken on a bed of lettuce with almonds, scallions, rice sticks, wontons and their signature dressing, while Kuya Lord reimagined

it as Filipino street food fried chicken, where the tender was served on top of sweet gem lettuce with frisée, mint, tarragon, and a sesame chili sauce.

The festival included music from DJ Zack Bia, a retro candy bar, a French fry station, and a giant Heinz Sauce Station filled with mini dipping containers of ketchup, honey mustard, barbecue, sweet and sour, ranch and jalapeno ketchup—the newest condiment from Heinz.

Advertised as the world’s largest chicken tender festival, the event was presented by Heinz and created by John Terzian, cofounder of the h. wood Group (The Nice Guy, Bootsy Bellows, Delilah, SLAB) and Lawrence Longo, operating partner for Irv’s Burgers, Prince Street Pizza, Bar Next Door and Sparky’s. ●

BHUSD, from page 1

promotes: honorable, engaged, responsible and open-minded.

“You hear us talk about the data, but what this really is, is an opportunity,” BHUSD Superintendent Dr. Michael Bregy said. “You heard students talk about, ‘That’s what we do at Hawthorne. That’s not what we do at Hawthorne.’ And that to me is the capstone of the entire program, when we start to talk about what we do here, and how we shine here and what we don’t do. That’s the best way to send a message about who we are.”

Board members and district officials also shared positive developments regarding funding for ongoing construction at Beverly Hills High School. District staff found overlap in the scope of several projects, allowing them to redirect almost \$1.3 million to two previously unplanned campus improvements: the construction of an upper athletics field and a grand lawn.

“I think it’s really wonderful to call out how much work you’re getting done and how efficient you are about doing it,” Board member Mary Wells said of the district’s Construction and Facilities Department. “It’s saving money and finding money in our budget to allow us to do much more work than we ever thought we could do.”

The last item of business addressed at the board’s meeting was the drafting of a resolution pledging the district’s support for Israel. The district unanimously approved the document, which bore similarities to another resolution passed by the City Council last week.

Board members also highlighted events such as “Wear Blue and White Day”

organized by student groups to show solidarity with victims of Hamas. And the Beverly Hills High School Jewish Club has invited members of the community to a vigil at their campus on Oct. 30.

The board also heard from two BHUSD parents who gave public comments that their children were subjected to antisemitism at school. Ayala Anavim and Daphna Hollander told board members their daughters were with a group having a private discussion about the conflict between Israel and Hamas when a substitute teacher allegedly inserted himself into the conversation. The parents said the substitute teacher described the Israeli government as colonizers, drew comparisons with the apartheid era in South Africa and called the students ‘white supremacists.’

“Even if a teacher is trying to provide a different perspective, these are damaging words and reflect a specific end of the spectrum of any argument,” Hollander said.

She and Anavim expressed displeasure with the way administrators handled that incident.

Board members thanked Anavim and Hollander for coming forward with their concerns and calling out alleged antisemitism. In a statement after the meeting, Bregy told the Courier, “The allegations regarding a substitute teacher were taken with the utmost seriousness and action was taken immediately.”

He added, “Due to state regulations, we are unable to discuss personnel matters. BHUSD’s position regarding the recent terrorist attacks against Jewish people in Israel has been unequivocal.” ●



The BHHS Interact Club held a walk on Oct. 21 for the American Foundation for Suicide Prevention at the Santa Monica Pier last Saturday. They raised \$2300. Pictured (from left): Joseph Isaac, Morgan Wyse, Martin Padilla, Kiki Hayles, Eva Neidleman, Camille Kaiserman, Charlie Brach, Bella Cramer, Bill Dashtseren, Emma Fernandez, Alex Arriaga, Bold Tsengel, Reese Margo, Shayda Dadvand, Mia Taylor and Joanie Garratt.

'AKA MR. CHOW,' from page 8

interest, Chow designed Giorgio Armani's signature boutique on Rodeo Drive. Already Chow's compass was leading him back to his first love.

If there is a primary focus in this documentary, it is the return of Mr. Chow to his passion for art—collecting it, promoting it, creating it. The true highlight of this somewhat meandering film is to witness him in his so-called Act V as the re-emerging artist. Joyously painting and creating massive tableaux in his cavernous studio, he is a gifted artist with a style that both borrows from others and yet is wholly original. His greatest challenge is to be seen as a serious painter rather than a talented dilettante. The biggest obstacle to overcome is his own persona and fame. Gallery owners who might have been inclined to display his work were reluctant. There was always the worry that gallerists were just trying to curry favor with the man who already had everything. Watching him create will disabuse you from thinking he's

a talented amateur. Combining Chinese calligraphy, aspects of abstract expressionism and color field painting, like that of Clyfford Still and Ellsworth Kelly, Chow, or as he now signs himself, "M," has made his own path. Is he in a league with Ed Ruscha or Jim Dine or others in his collection? Only time will tell. A glimpse at his Holmby Hills home gives an idea of his architectural style—modern, stark and extremely functional from the standpoint of displaying his own art and vast collection, a personal museum to be enjoyed by the too few.

My verdict of the documentary is rather mixed. The film itself is little more than an homage to Michael Chow filmed with his approval under tightly controlled constraints. It often feels like a vanity piece with little or no insight into Michael Chow the man. There is no discussion about his architectural projects or the effects divorce may or may not have had upon him personally. Although the interviewees, internationally renowned artists and celebrities, sing his

praises, scratching the surface just reveals more surface. Keeping tight control of his narrative, it's no coincidence that there have been no definitive biographies written about this man who is certainly deserving of one. "AKA Mr. Chow" is far from an in

depth portrait of a complicated man; nevertheless, the opportunity to learn some of his history and see him make his art is well worth the fast-moving 90 minutes Nick Hooker has put together.

Now on HBO and streaming on Max. ●



Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did book reports for a living. For several years she was a freelance writer for "Written By," the magazine of the WGA West, and was adjunct faculty at USC in the writing division of the School of Cinematic Arts. Neely has been writing film and television reviews for the "Easy Reader" for more than 10 years. Her past reviews can be read on Rotten Tomatoes where she is a tomato-approved critic.



Young Michael Chow in London

Photo courtesy of Richard Lin/HBO

NEWS

RABBI'S SON, from page 1

trained as a combat soldier, so that added a whole new layer of anxiety and distress to an already stressful situation," said Pini. "I'm very fearful for his safety, but at the same time, we as parents are extremely proud of him for having made this choice.

"We feel that it's a testament to his incredible character."

For Meir, who is currently in training for a possible ground invasion, there is one overpowering emotion: anger.

"They (Hamas) murdered so many people, murdered in cold blood. The attack wasn't against any military, it was against civilians," he said. "I'm very angry. How could this happen?"

Fear, however, doesn't factor into the equation.

"I've got too much pride for that," he said. "I would run head-on to the frontlines. That's how I feel about this place. It's worth fighting for."

Meir originally hails from London but moved to Beverly Hills with his family in 2011 when his father became Rabbi of Beverly Hills Synagogue. After graduating from high school, he decided to forgo the traditional path of spending a year in a yeshiva in Israel and instead enlisted in the IDF.

During his time in the military Meir developed a fierce love for the country of Israel and its people.

"Words don't really do this place justice," he said. "All I can say is if you haven't been, definitely come and experience it for yourself."

Though well aware of the dangers of entering combat, Meir jumped at the opportunity to defend the Israeli state and support the IDF. He has also worked with his father to organize a supply drive that has sent droves of warm socks, jackets and other supplies from Beverly Hills to soldiers in Israel.

Pini said he was blown away by the community response to his call for donations noting that Jews, church leaders and gentile residents alike came together to gather supplies.

"What started off as a sort of very local, very parochial drive for a few duffle bags to send to my son's unit suddenly mushroomed into this huge drive that resulted in hundreds and hundreds of boxes and cases and duffle bags being sent on a cargo plane to Israel," said Pini. "That's been very heartwarming."

Meir said the supplies have been sincerely appreciated in the field, especially by soldiers in colder northern outposts where temperatures drop precipitously at night.

"It's freezing in the north at night and these people were asking me 'Do you have any jackets?' and the smiles on their faces when we said yes really warmed my heart and made me know I'm making a difference," said Meir.

Seeing the enthusiastic local response to the call for donations made Meir feel proud to be part of the Beverly Hills community, he said.

But while the local community has been a source of solace, both Pini and Meir said they have been frustrated by the broader national response to the war and fearful for

the safety of Jews across the world.

"People are entitled to their views as to what they feel towards there being a Jewish state and there not being a Palestinian state, but the fact that this somehow creates a cause for justification for brutality and terrorism, seems to me completely and utterly inexplicable," said Pini. "It makes you feel very unsafe."

In these dark times, the Danners are turning to family, community and prayer for support.

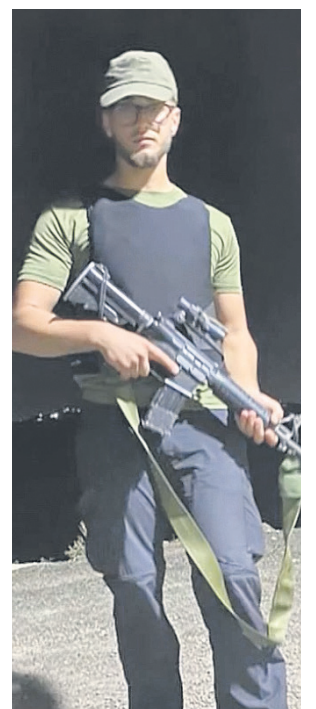
Meir said he speaks to his family often and seeks to reassure them with jokes and a positive attitude. Still, nothing can hide the fact that he is in a near-constant state of danger.

"Everyone here is in danger. One second to the next something can just break out," he said. "I've had bullets fly past my head before. It's not the first thing that really worries me."

"What worries me is how my family will suffer if something happens to me." ●



Meir Dunner, Rabbi Pini Dunner and Isaac Herzog (President of Israel)



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DRE 00996960

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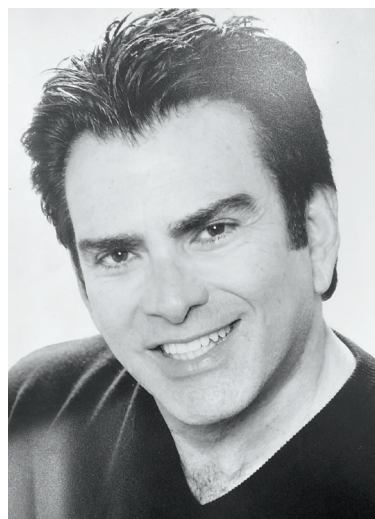
Birthdays



SHEHARAZAD P. FLEMING
October 29



JACKIE KASSORLA
October 29



ROGER DAUER
October 30



PETER JACKSON
October 31



LYLE LOVETT
November 1



SUZAN HUGHES
November 2



SANDY STRICK
November 3

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). You are not a blank slate for someone else to write on. Be sure to contribute to a conversation, even if you have to be assertive to do so, or the others will be robbed of learning what you have to share.

TAURUS (April 20-May 20). There are things you will only realize in retrospect, and it can take years sitting on the other side to fully grasp what they mean. You'll keep track of what happens today, readying yourself for future realizations.

GEMINI (May 21-June 21). Atmosphere matters. Like the movies, reality is better with background music. You'll put thought into your aesthetic choices and strike the right mood -- a gift to yourself and everyone around you.

CANCER (June 22-July 22). Before you ready yourself for battle, consider if the day needs to be a fight. What if a moment of neutrality could bring it all into harmony? Gentleness is the winner that that casts no loser.

LEO (July 23-Aug. 22). Your most successful endeavors are a fine match of doing what's needed for the ones who need it. The right audience or customer is key. It's not necessarily the nearest ones; rather, it's the ones who like you for who you are.

VIRGO (Aug. 23-Sept. 22). Mercy is noble. Vengeance is born of a narrow point of view and a "lack" mentality. There is more than enough to go around. Not only are there ample resources, but there is ample creativity, and everything can be stretched.

LIBRA (Sept. 23-Oct. 23). With all the responsibilities and options and distractions of the world, someone still chooses to be with you. It makes you feel special and makes you want to make the most of your fun together.

SCORPIO (Oct. 24-Nov. 21). Legality is not morality. Illegality is not immorality. Use your judgment and heed your conscience as well as your gut feelings. Your systems are finely tuned, your instinct on point.

SAGITTARIUS (Nov. 22-Dec. 21). You're working on theories, questions and a whole line of thinking. At

this point, it's good to be challenged. Intellectual sparring partners help you to sharpen your arguments.

CAPRICORN (Dec. 22-Jan. 19). Working on a problem can make it better, or strangely enough it can also sometimes make it worse. Leave the problem alone for a while and it might just die of neglect.

AQUARIUS (Jan. 20-Feb. 18). You're feeling agreeable. Whatever is asked

of you, you'll be inclined to say yes. On a normal day this could lead to overcommitment but today it will lead, instead, to adventure.

PISCES (Feb. 19-March 20). For better or worse, no mood ever happens to just one person. Hurt resonates with hurt and joy resonates with joy. These are tones that get played and strike a tone in others.



Meet Sadie, this week's adoptable puppy. She is a 27-pound, 3-year-old cairn terrier and schnauzer mix. If interested in Sadie, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org

ZEV YAROSLAVSKY, from page 1

To no one's surprise, he first spoke about Israel.

"I personally am obsessive-compulsive about what's going on in Israel. I have a sister who lives there, two great nephews, one who's in the military and one who was just called back. So, this has been a very difficult time for all of us, especially those of us who have friends and relatives back there and for everybody who's suffering in this mess, and it's not the only place in the world where we're in trouble...But I'm here to talk about something a little more uplifting, I hope," said Yaroslavsky.

He then described three reasons for writing his book. The first is to leave a legacy for his grandchildren. The second, he explained, was to fulfill his training as a historian.

"I received my B.A. in economics and history from UCLA and then my master's in British Empire history from UCLA. I believed in writing my story it is not just my story, it's a history. And one of the things that I was so gratified about when the book came out is Jim Newton of the LA Times, who reviewed the book, called it an 'essential history,' which is exactly what I wanted it to be."

Yaroslavsky added that the third reason he wrote the book is to provide a "how-to" for those who may want to go into public service or public policy. His intent is to enable others to "learn from the successes and the failures that me and my colleagues made over the years."

One of the major themes in Yaroslavsky's memoir (and in his speech) is that public service in Southern California is complicated. To illustrate the point, he relayed an amusing story that took place during the official visit to Los Angeles in 1983 by the late Queen Elizabeth II and Prince Philip, Duke of Edinburgh.

"There was a big reception for them at the Music Center. About a thousand people were jammed in there, and everybody was trying to get a picture with the Queen. Out of the corner of my eye, I noticed that Prince Philip was standing by himself on the side. So, I took a couple of my colleagues over to keep the Duke of Edinburgh company. We introduced ourselves and the Duke said, 'I've met the mayor, and I know who he is. I've met the supervisors though I don't know what they supervise. Now I meet you councilmen. I don't understand the genius of your system.'"

Yaroslavsky continued, "So, we gave him a two-minute tutorial about the state-local government relationship. There are 58 counties in California. Los Angeles is the biggest one, but there are 57 others. There are 88 cities in Los Angeles County. Los Angeles city is the biggest city of them all, but there are many others. And then we have several dozen school districts, a dozen or more water districts, a flood control district, an air quality management district, a transit district, and of course, the all-important mosquito abatement district. At which point the Duke peered over his glasses and he said, 'I think I now understand the genius of your system.' And I said, 'What is it?' He said, 'It's designed not to govern.'"

"Truth is," said Yaroslavsky. "He was right. It wasn't designed not to govern. But it was designed not to concentrate too much authority in one place."

He noted that in contrast, in New York City, everything is under the mayor.

"Transportation, healthcare, public health transit, everything that has to do with the local government comes under the mayor's control there. But, in Los Angeles, every one of

those things is separate. Health and welfare is with the county. Transit is with the MTA. And municipal issues are with the 88 cities. The net result is power and authority are quite dispersed, which makes it very complicated to get things done," he said.

Yaroslavsky described the fact that the county does not have an elected executive as "a great failing."

"It doesn't have an elected mayor. It would be the 12th largest state in the union if it was its own state. The county of Los Angeles, 10 1/2 million people, a budget of, I think it's now \$45 or \$46 billion, 115,000 employees. And yet it's run by a committee of five people. I was one of them. I said when I retired that this is the worst form of government I could ever imagine unless you're one of the five. I was one of the five. But it's a terrible system."

He does, however, believe it is possible to govern even with a flawed system. He emphasizes this to his public policy graduate students at UCLA.

"That's really the message of my book. I wanted people to understand that just because you have barriers and mines in the minefield that may make it more difficult for you to do something, it doesn't mean you can't do it. And we made it work on a lot of complicated issues," he observed.

The 1984 Olympic Games were one such complicated issue. Rather than sign a blank check for cost overruns, a well-timed Charter Amendment ensured that tax dollars would not be at risk. In the end, the privatized games turned a profit of \$250 million.

"That would not have happened but for a bunch of us having the desire and the leadership to try to navigate the minefield instead of just pontificating about it and not doing anything about it," said Yaroslavsky.

Other issues have yet to emerge from the minefield, despite the passage of time. Yaroslavsky minces no words on the homelessness crisis.

"We wasted a decade and a half in the last decade and a half. We could have made a big dent in homelessness if we had just followed a pilot program that I was involved with in 2007, Project 50. We did a demonstration project that showed that it is cheaper to house people than it is to keep them on the street. When they're on the street, they land in our hospitals, they land in our jails. Paramedics have to come treat them from time to time. It is less expensive to house them and give them services than it is to leave on the streets. It's kind of counterintuitive, but it's true. And we should have scaled that project up in a matter of several years, and we didn't. As a result, we have what we have today," he said.

He does add a hopeful tone about the tactics of LA Mayor Karen Bass. Specifically, her declaration of a state of emergency has given her the power to expedite projects to house the homeless.

"The main thing she did by declaring a state of emergency is she said, 'I'm in charge. I'm putting the bullseye on my back. I'm taking responsibility for this issue. It's not the council, it's not the Board of Supervisors, it's not the governor, it's not the president, it's me, and judge me by the results.' And I can't tell you how significant that action she took. No mayor, not Garcetti, not Villaraigosa, not Hahn, nobody would've dared to do this," said Yaroslavsky.

Bass, said Yaroslavsky, is "liberated" because she is not running for anything else.

The need for politicians to take bold moves, even if they fail, is another theme of his book. He described a visit with the late Mayor Richard Riordan to Curitiba Brazil, to inspect the transport system that would eventually become the inspiration for the Orange Line in the San Fernando Valley. As they were leaving, the local mayor said to them, "Have

the courage to try simple solutions. The solutions are staring you in the face. You just don't recognize them."

Concluding, Yaroslavsky noted, "As the old saying goes, Wayne Gretzky did not make 100% of the shots he didn't take. You've got to take your shot." ●

IDENTITY THEFT, from page 4

supporting a federal case against Sela. SIM swapping is the process of reassigning an existing number to a cell phone SIM card, thereby rerouting all further texts and calls. That can allow fraudsters to intercept messages and security notifications intended for their victims.

Evidence gathered by BHPD allowed them to obtain a warrant and search the defendant's apartment on Dec. 27, 2022. They found a large amount of stolen mail containing victims' personal information, five genuine California driver's licenses belonging to different people, seven banking cards linked to confirmed cases of fraud, and statements related to 18 different phony or compromised bank accounts.

Police identified at least 25 victims in Sela's alleged mail and identity theft scheme, federal prosecutors said. They accused him of using \$16,785.58 in stolen funds for the purchase of a watch from Saks Fifth Avenue.

Cameras inside that retailer as well as

the Beverly Hills Neiman Marcus showed the defendant using reportedly stolen bank cards to pay for merchandise. Additional surveillance footage showed Sela stealing cards and documents from victims' mailboxes in the Beverly Hills area.

Despite his arrest in December, investigators allege that he recently attempted to defraud even more people. BHPD Det. Alex Kalé reported that the defendant was seen trying to steal from mailboxes in Beverly Hills on at least three occasions in the last two months, according to the indictment. One of those mailboxes belonged to an elderly man living on Arkell Drive who had been notified that a credit card in his name that he did not apply for was being delivered to him.

The federal public defender assigned to represent Sela could not immediately be reached for comment. The defendant is scheduled to appear at an arraignment hearing at the Edward R. Roybal Federal Building and United States Courthouse on Oct. 30. ●



Next stop: more subway.

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

OCTOBER CONSTRUCTION

Excavation and hauling for the S Beverly Dr appendage continues. Lane reductions on S Beverly Dr will be implemented from 8pm to 7am.

October weekend closures of S Canon Dr at Wilshire Bl are taking place to support appendage piling activities.

CONTACT US

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 purplelineext



PLE2 COBH

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Fun and Games

SUDOKU AND PUZZLE ANSWERS FOR 10/20/23 ISSUE on page 24

SUDOKU
10/27/23 ISSUE

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COURIER WEEK EIGHT NFL SCHEDULE

THURSDAY, OCT. 26

TAMPA BAY @ BUFFALO
5:15 PM PRIME VIDEO (BUF -8)

SUNDAY, OCT. 29

NEW ENGLAND @ MIAMI
10:00 AM CBS (MIA -9)

N.Y. JETS @ N.Y. GIANTS
10:00 AM CBS (NJ -2.5)

JACKSONVILLE @ PITTSBURGH
10:00 AM CBS (JAX -2.5)

ATLANTA @ TENNESSEE
10:00 AM CBS (ATL -3)

HOUSTON @ CAROLINA
10:00 AM FOX (HOU -3)

L.A. RAMS @ DALLAS
10:00 AM FOX (DAL -6)

MINNESOTA @ GREEN BAY
10:00 AM FOX (MIN -1.5)

SUNDAY, OCT. 29

NEW ORLEANS @ INDIANAPOLIS
10:00 AM FOX (IND -1.5)

PHILADELPHIA @ WASHINGTON
10:00 AM FOX (PHI -7)

CLEVELAND @ SEATTLE
1:05 PM FOX (SEA -3)

BALTIMORE @ ARIZONA
1:25 PM CBS (BAL -9)

KANSAS CITY @ DENVER
1:25 PM CBS (KC -8)

CINCINNATI @ SAN FRANCISCO
1:25 PM CBS (SF -5)

CHICAGO @ L.A. CHARGERS
5:20 PM NBC (LAC -9)

MONDAY, OCT. 30

LAS VEGAS @ DETROIT
5:15 PM ABC/ESPN (DET -9)

Week Eight Spread by: Danny Sheridan

Check your local listings for games schedules. All times PST.

THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 10/27/23 ISSUE

DOING DOUGHNUTS

BY JEFF CHEN AND JULIANA TRINGALI GOLDEN / EDITED BY WILL SHORTZ

Jeff Chen is a writer in Seattle and a frequent crossword contributor for The Times. Juliana Tringali Golden is an editor in Northern California, making her fourth appearance here. The idea for this puzzle was Juliana's. She says she always wanted to create a crossword with a doughnut theme, and when Jeff showed her some blank grids he'd made with interesting patterns, this one, with a torus shape in the middle, "screamed 'doughnut' to me!" — W.S.

- | | | |
|---|---|--|
| <p>ACROSS</p> <p>1 Pieces of praise</p> <p>5 Host</p> <p>8 D-lister's quest</p> <p>15 Anjou alternative</p> <p>19 Hot sauce with a reduplicative name</p> <p>21 About whom an early critic said: "Can't act, can't sing. Balding. Can dance a little"</p> <p>22 Opposite of baja</p> <p>23 Case study?</p> <p>24 "Definitely, leave it to me!"</p> <p>25 Japanese noodle dish</p> <p>26 "I declare this doughnut to be a truly tasty treat!"</p> <p>28 Blends</p> <p>30 Egg ____ yung</p> <p>31 Final opponent in many a video game</p> <p>32 Source of division at a wedding</p> <p>36 Download in progress?</p> <p>38 Cube's 12</p> <p>41 Items of apparel in the song "My Favorite Things"</p> <p>43 Blows past</p> <p>44 Turn into a puddle, maybe</p> <p>45 "Here's one way to eat a doughnut without getting icing on your nose ..."</p> <p>48 2006 Amy Winehouse hit</p> <p>49 La Perla purchases</p> | <p>50 ____ Day, nickname for Billie Holiday</p> <p>51 Dawson of "The Hunger Games: Mockingjay"</p> <p>53 Work (up)</p> <p>54 Alternative to Betsy</p> <p>55 Stew</p> <p>56 Mark in a shell game</p> <p>59 Sign of a sellout</p> <p>60 One way to have something down</p> <p>61 Night before</p> <p>62 Pulls rank on, in a way</p> <p>65 Character asked to "shine down," in a children's song</p> <p>67 ____ student</p> <p>68 "Let's raise a glass to this outstanding doughnut!"</p> <p>70 Tolkien's Treebeard, for one</p> <p>73 Mideast rulers</p> <p>75 Interrupts when it's not one's place to do so</p> <p>76 It "shines with a mournful light, like its own tear," in an Andrew Marvell poem</p> <p>77 Prix ____ menu</p> <p>79 "Lemme think ..."</p> <p>81 Originally named</p> <p>82 Natural leaders, it's said</p> <p>83 Corsica, par exemple</p> <p>84 Likely to offend, for short</p> <p>85 Telenovela, e.g.</p> <p>87 "____ everybody?"</p> <p>88 Inventory: Abbr.</p> <p>89 D.E.A. agent</p> | <p>91 "It is an undeniable fact that this doughnut is awesome!"</p> <p>95 Long span of time</p> <p>96 Massages</p> <p>98 Downtempo electronica genre</p> <p>99 Like those celebrating a day of visibility on March 31</p> <p>100 Heading on a certain neighborhood poster</p> <p>102 Lure in the "Odyssey"</p> <p>103 Foofaraws</p> <p>105 Certain filler words</p> <p>106 Like a baseball shutout</p> <p>108 "This doughnut is the talk of the town!"</p> <p>113 Pass quickly (through)</p> <p>115 Small houses in the Southwest</p> <p>119 Movie featuring Mickey Mouse in a wizard's cap</p> <p>120 "Me as well!"</p> <p>121 Magazine "real estate"</p> <p>122 Frozen treat named for a playful animal</p> <p>123 Little copper?</p> <p>124 Keep going</p> <p>125 "Get it?"</p> <p>126 Their first five parts are often disguised, for short</p> <p style="text-align: center;">DOWN</p> <p>1 Oil-industry acronym</p> <p>2 Megacelebrity, maybe</p> <p>3 "Red" leader</p> <p>4 Some blackjack wagers</p> <p>5 Makes, as money</p> <p>6 Pod cast?</p> <p>7 Response to "¿Cómo estás?"</p> <p>8 "Come to think of it ..."</p> <p>9 When doubled, a fly</p> <p>10 Symbols in social media handles</p> <p>11 Clothing</p> <p>12 "Bones"</p> <p>13 Sonicare competitor</p> <p>14 Civil rights activist Sylvia who was awarded a Presidential Medal of Freedom</p> <p>15 German lead-in to haus</p> <p>16 "This doughnut would be great dipped in milk!"</p> <p>17 Game popular in Brooklyn streets</p> <p>18 What has good coverage for retirement?</p> <p>20 Mazatlán moola</p> <p>27 Symbol of freshness</p> <p>29 Foofaraw</p> <p>33 TV "Cousin"</p> <p>34 Chateau ____ Michelle (Washington winery)</p> <p>35 Headed up</p> <p>37 Pithy review</p> <p>38 Symbol</p> <p>39 Get</p> <p>40 "I'll bet you dollars to doughnuts ..."</p> <p>41 Up-to-date</p> <p>42 Doesn't move</p> <p>45 An annual vaccination can limit its spread</p> <p>46 Japanese noodle joint</p> <p>47 Fixed completely</p> <p>52 Indeed, quaintly</p> <p>55 Two inside an ellipse</p> |
|---|---|--|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
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|--|--|--|---|
| <p>56 Garfunkel's partner in song</p> <p>57 Treasure</p> <p>58 Trattoria bowlful</p> <p>63 Cheer squad's cry</p> <p>64 Numbered things in N.Y.C.</p> <p>66 Subway stops: Abbr.</p> <p>69 Gets ready for a Ms. Olympia contest, perhaps</p> <p>71 Civil rights icon Mandela</p> | <p>72 Many fans of the "Enola Holmes" franchise</p> <p>74 Hotbeds of tourist activity</p> <p>77 Genre for George Clinton or Earth, Wind & Fire</p> <p>78 Like rocks or clocks, but not a fox or an ox</p> <p>80 Pull up</p> <p>86 They're called "white carrots" in Scotland</p> | <p>87 Gets something straight?</p> <p>88 Snickers alternatives</p> <p>90 One-eyed god</p> <p>92 Kid often nicknamed "Trey"</p> <p>93 "Rough Translation" podcaster</p> <p>94 Not just "a"</p> <p>97 Bit of movie-theater candy</p> <p>99 Dense cake</p> <p>101 A, B, C or D, but rarely E</p> <p>103 Banded gemstone</p> | <p>104 Author of "De vulgari eloquentia"</p> <p>107 Former governor of Georgia?</p> <p>109 Popular tabloid subjects</p> <p>110 Org. with "Informed Delivery" emails</p> <p>111 The Promised Land</p> <p>112 Nukes</p> <p>114 Great deal</p> <p>116 Mai ____</p> <p>117 Coolers, for short</p> <p>118 Word with "to work" or "to stun"</p> |
|--|--|--|---|



Ohad Munder 9-YEAR-OLD **Erez Calderon** 12-YEAR-OLD **Abigail Idan** 3-YEAR-OLD **Raz Asher** 5-YEAR-OLD **Aviv Asher** 2-YEAR-OLD **Danielle Emilia** 3-YEAR-OLD **Ariel** 4-YEAR-OLD



Kfir 9-MONTH-OLD **Noam Avigdori** **Ido Evan** 14-YEAR-OLD **Alon Evan** 16-YEAR-OLD **Noya Dan** 13-YEAR-OLD **Carmela Dan** **Alex Danzig** 77-YEAR-OLD

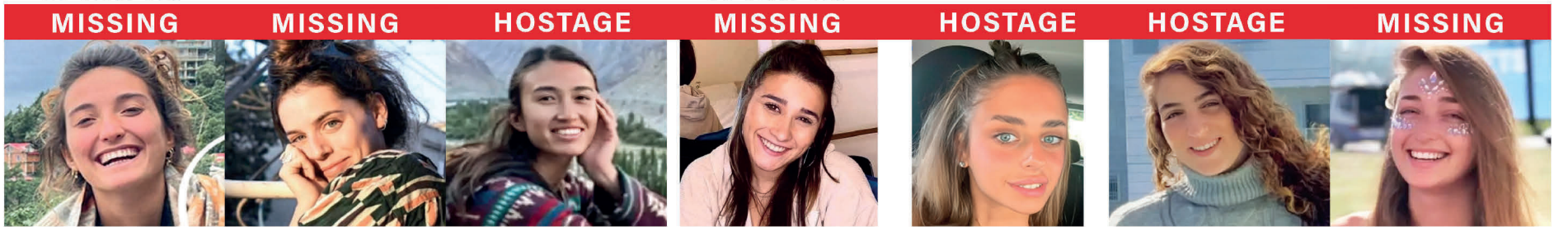


Yaffa Adar **Lilach Lea Havron** **Margalit Moses** 78-YEAR-OLD **Ada Sagi** **Efrat** 69-YEAR-OLD **Gadi** 80-YEAR-OLD **Margit Yossi** 63-YEAR-OLD 67-YEAR-OLD **Alex Danzig** 77-YEAR-OLD

#BRING THEM HOME NOW!



Adrienne Neta 66-YEAR-OLD **Kim Damti** **Yulia Lemay** **Carmel Gat** 39-YEAR-OLD **Shani Louk** **Noa Zander** **Amily Damari**



Tiferet Lapidot **Maya Poder** **Noa Argamani** 25-YEAR-OLD **Noy Zafraani** 27-YEAR-OLD **Mia Schem** 21-YEAR-OLD **Eden Ochayon** 21-YEAR-OLD **Bar Tomer**



Doron Asher **Moran Yanai** 40-YEAR-OLD **Norel Mansouri** **Niv Raviv** **Moran Stella** 40-YEAR-OLD **Roni Eshel** **Eden Yerushalmi**

BE THEIR VOICE BECAUSE THEY CAN'T

PAID BY VERTIGOU SA

Public Notices

ORDINANCE NO. 23-O-2881

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ARTICLE 47 OF CHAPTER 3 OF TITLE 10 OF THE BEVERLY HILLS MUNICIPAL CODE ESTABLISHING NON-STOREFRONT, DELIVERY-ONLY MEDICAL CANNABIS RETAIL AS A CONDITIONALLY PERMITTED USE FOR PROPERTIES LOCATED IN PORTIONS OF THE C-3 ZONE AND ADDING ARTICLE 23 TO CHAPTER 2 OF TITLE 4 OF THE BEVERLY HILLS MUNICIPAL CODE ESTABLISHING REGULATORY AND OPERATIONAL RESTRICTIONS FOR SUCH RETAILERS AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. On November 6, 1996, California voters approved the Compassionate Use Act of 1996, an initiative measure enacted by Proposition 215, that declares that its purpose is, among other things, to ensure seriously ill Californians have the right to obtain and use marijuana for medical purposes and exempts from state criminal liability certain patients and their primary caregivers who possess or cultivate marijuana for the personal medical purposes of the patient. On October 9, 2015, Governor Brown signed Assembly Bill 243, Assembly Bill 266, and Senate Bill 643 into law, which collectively were known as the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA"). The MCRSA established a State regulatory and licensing scheme for commercial medical cannabis businesses. On November 8, 2016, California voters approved the Control, Regulate and Tax Adult Use of Marijuana Act ("AUMA"), an initiative measure enacted by Proposition 64. The AUMA made it lawful under State and local law for persons 21 years of age or older to possess and cultivate limited quantities of cannabis for personal use. The AUMA also established a State regulatory and licensing scheme for commercial adult-use cannabis businesses. On June 27, 2017, the Governor signed into law Senate Bill 94 which repealed the MCRSA, included certain provisions of the MCRSA in the licensing provisions of the AUMA, and created a single regulatory scheme for both medical and non-medical cannabis known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"). The MAUCRSA retained the provisions in the MCRSA and the AUMA that granted local jurisdictions control over whether commercial cannabis activity could occur in a particular jurisdiction.

Section 2. Commencing with Section 10-3-4700, Article 47 of Chapter 3 of Title 10 of the City of Beverly Hills ("City") Municipal Code ("BHMC") currently prohibits all commercial cannabis activity in the City, with limited exceptions to allow cannabis activity, including allowing delivery of cannabis for medical purposes. On September 18, 2022, Governor Newsom signed into law Senate Bill 1186 ("SB 1186"), which enacted the Medicinal Cannabis Patients' Right of Access Act. SB 1186 provides that a city cannot adopt or enforce regulations that prohibit the "retail sale by delivery" of medicinal cannabis. This includes any regulation that has the effect of prohibiting patients within the city or their caregivers from purchasing by delivery, sufficient medicinal cannabis to meet their demands in a timely and readily accessible manner. Examples of prohibited regulations include prohibiting retail sale by delivery of medicinal cannabis within the jurisdiction being conducted by a licensed non-storefront retailer. The City desires to amend the BHMC to reflect the requirements of SB 1186 and appropriately regulate the establishment of physical premises from which retail sale by delivery of medicinal cannabis within the City is con-

ducted by a licensed non-storefront retailer.

Section 3. On August 24, 2023, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 2036, recommending the City Council adopt an ordinance to amend portions of Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to establish "non-storefront, delivery-only medical cannabis retail" as a conditionally permitted use for properties in portions of the C-3 zone and to add Article 23 to Chapter 2 of Title 4 of the Beverly Hills Municipal Code to establish regulatory and operational restrictions for such retailers (collectively, the "Amendments"). On October 3, 2023, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 4. 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 Amendments would allow a non-storefront medical cannabis retail use on some lots within the City's C-3 Zone, subject to issuance of a Conditional Use Permit with operations of the non-storefront medical cannabis retail business subject to a regulatory permit. The City Council hereby finds that the Ordinance and the Amendments are exempt from CEQA pursuant to State CEQA Guidelines sections 15060(c)(2) and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. The businesses authorized under this zone text amendment are similar to already existing permitted commercial uses such as retail, with the only difference being the product sold (i.e., medical cannabis and medical cannabis products). The Ordinance and the Amendments do not change the zoning for any properties, meaning that they do not create negative environmental impacts or result in physical changes to the environment. Furthermore, the adoption and implementation of the Ordinance and Amendments is eligible for a Class 5 Categorical Exemption for minor changes in land use limitations and will not have a significant environmental impact. Thus, the Ordinance and Amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15305. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

Section 5. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal Land Use (LU) 2 – Community Character and Quality calls for a built environment that is distinguished by its high level of site planning and includes the General Plan Policy LU 2.9 – Public Safety which requires developments be located and designed to promote public safety. There are limited locations in the City where a cannabis-based business would not diminish public safety, and adequate buffers from sensitive uses are provided as a result. Additionally, General Plan Policy LU 5.8 – Encroachment of Incompatible Land Uses seeks to protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic, to the greatest extent possible. General Plan Policy LU 11.1 – Preservation of Pedestrian-Oriented Retail Shopping Area seeks to preserve, protect, and enhance the character of pedestrian-oriented retail shopping areas to

ensure the continuity of the pedestrian experience in the City's commercial areas.

Section 6. The City Council hereby adds Article 23 of Chapter 2 of Title 4 of the Beverly Hills Municipal Code to read as follows:

"Article 23: Non-Storefront, Delivery-Only Medical Cannabis Retail

4-2-2301 PERMIT REQUIRED:

No person shall engage in, conduct, or carry on non-storefront, delivery-only medical cannabis retail activity without a permit issued under the provisions of chapter 1, article 1 of this title. All non-storefront, delivery-only medical cannabis retail operations must obtain and maintain a valid regulatory permit issued by the City and comply with all conditions of that permit at all times.

4-2-2302: DEFINITIONS:

For purposes of this article, the following definitions apply unless the context in which they are used clearly requires otherwise:

"Applicant" means a person or entity that submits an application for a non-storefront, delivery-only medical cannabis retail regulatory permit under this article.

"Day Care Center" has the same meaning as in Section 26001 of the Business and Professions Code. "Day care center" means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and child care centers licensed pursuant to Section 1596.951 of the Health and Safety Code.

"Fully enclosed and secure structure" means a space within a building or other structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors. The fully enclosed and secure structure must have valid electrical, plumbing, and building permits, if required by other provisions of this code.

"Non-storefront, delivery-only medical cannabis retail" or "retailer" means a commercial operation that is closed to the public but delivers medical cannabis and/or medical cannabis products as part of retail sale transactions to customers at fixed locations in accordance with state law. No on-site sales, nor public access to commercial facilities or delivery vehicles, is permitted. Non-storefront, delivery-only medical cannabis retailers must be authorized to engage in the retail sale by delivery of medicinal cannabis to medicinal cannabis patients pursuant to State License: Type M-Type 9, Non-Storefront Retailer.

"Owner" means any of the following: a person with an aggregate ownership interest of 20 percent or more in the non-storefront, delivery-only medical cannabis retail business, unless the interest is solely a security, lien or encumbrance; or an individual who manages, directs, or controls the operations of the non-storefront, delivery-only medical cannabis retail business, including but not limited to:

(1) A member of the board of directors of a nonprofit.

(2) A general partner of a non-storefront, delivery-only medical cannabis retail business that is organized as a partnership.

(3) A non-member manager or manager of a non-storefront, delivery-only

medical cannabis retail business that is organized as a limited liability company.

(4) The trustee(s) and all persons who have control of the trust and/or the non-storefront, delivery-only medical cannabis retail business that is held in trust.

(5) An individual with the authority to provide strategic direction and oversight for the overall operations of the non-storefront, delivery-only medical cannabis retail business, such as the chief executive officer, president or their equivalent, or an officer, director, vice president, general manager, or their equivalent.

(6) An individual with the authority to execute contracts on behalf of the non-storefront, delivery-only medical cannabis retail business.

(7) When an entity is an owner in a non-storefront, delivery-only medical cannabis retail business, all entities and individuals with a financial interest in the entity shall be disclosed to the City and may be considered owners of the non-storefront, delivery-only medical cannabis retail business. For example, this includes all entities in a multi-layer business structure, as well as the chief executive officer, members of the board of directors, partners, trustees and all persons who have control of a trust and managing members or non-member managers of the entity. Each entity disclosed as having a financial interest must disclose the identities of persons holding financial interests until only individuals remain.

"Medical cannabis" or "medical cannabis product" or "medicinal cannabis" or "medicinal cannabis product", as defined in subdivision (ak) of Section 26001 of the Business and Professions Code, meaning cannabis or a cannabis product, respectively, intended to be sold or donated for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found in Section 11362.5 of the Health and Safety Code, by a medicinal cannabis patient in California who possesses a physician's recommendation.

"Medicinal cannabis patient" means a qualified patient, as defined in Section 11362.7 of the Health and Safety Code, who possesses a physician's recommendation that complies with Article 25 (commencing with Section 2525) of Chapter 5 of Division 2 of the Business and Professions Code, or a qualified patient or primary caregiver for a qualified patient issued a valid identification card pursuant to Section 11362.71 of the Health and Safety Code.

"Possession" means to have, own, control, or possess.

"Private residence" means a house, an apartment unit, a mobile home, or other similar dwelling that is lawfully permitted to be used as a residence.

"State license" means any license required by the State of California for the operation of a non-storefront retailer providing delivery of medicinal cannabis (State License of the type: M-Type 9 Non-Storefront Retailer), including but not limited to licenses issued under Division 10 of the Business & Professions Code.

"Youth center" means any of the following:

(1) Public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to: (a) Private youth membership organizations or clubs, (b) Social service teenage club facilities, (c) Video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to enter the arcade, (d) amusement park facilities, (e) any facility used for youth activities at least sixty percent (60%) of the time in a calendar

CONTINUE TO PAGE 21 >

Public Notices

year; (f) a park, playground or recreational area located on a public or private school grounds or in City, county, or state park specifically designed to be used by children or which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility.

4-2-2303: APPLICATION INFORMATION

In addition to the application information required in section 4-1-102, the applicant must also submit:

A. Odor Mitigation Plan. Applicants shall submit an Odor Mitigation Plan certified by a professional engineer or industrial hygienist that includes the following:

1. Operational processes and maintenance plan, including activities to ensure the odor mitigation system remains adequate and functional;

2. Odor mitigation training and operational procedures for all employees; and

3. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

B. Safety and Security Plan as required under section 4-2-2304(G)(15).

C. Buffer Zone. The names and addresses of all libraries, schools, religious worship institutions, youth centers and day care centers and parks within six hundred (600) feet of the proposed location.

D. State License Information. The state license or the status of the state license application.

4-2-2304: OPERATING REQUIREMENTS:

A. Non-storefront, delivery-only medical cannabis retail operations must obtain and maintain a valid conditional use permit pursuant to the provisions in section 10-3-4705 and comply with all conditions of approval at all times.

B. Medical Cannabis, Delivery Only. Non-storefront, delivery-only medical cannabis retail operations licensed pursuant to this article may engage only in the sale and delivery of medical cannabis and medical cannabis products to customers and qualified patients and their caregivers.

C. Fees. All non-storefront, delivery-only medical cannabis retail operations must pay all applicable fees in order to commence and continue operations.

D. Visibility.

1. No cannabis or cannabis products may be visible from outside the non-storefront medical cannabis delivery-only operation's fixed location or delivery vehicles.

2. No visual display, signage, or condition on the exterior of the non-storefront, delivery-only medical cannabis retail operation's fixed locations or delivery vehicles shall indicate the types of products being stored inside the fixed location or transported in the delivery vehicles.

3. Signage shall be limited to the name of the business only and shall be in compliance with the City's sign code (Chapter 4 of Title 10 of the Beverly Hills Municipal Code), and shall contain no advertising of other companies, brands, goods, or ser-

vices.

E. Compliance with Law. All non-storefront, delivery-only medical cannabis retail operations must be conducted in accordance with all local and state laws.

F. Hours of Operation. Non-storefront, delivery-only medical cannabis retail operations may only operate during the hours authorized by their state license and the Department of Cannabis Control regulations.

G. Safety and Security Requirements. All non-storefront, delivery-only medical cannabis retail operations must comply with the following security measures:

1. No Public Access. Non-storefront, delivery-only medical cannabis retail operations shall not permit public access to fixed locations or delivery vehicles. Only employees, operators, and owners of non-storefront, delivery-only medical cannabis retail operations may access businesses' fixed locations or delivery vehicles.

2. No On-Site Sales. Non-storefront, delivery-only medical cannabis retail operations shall only conduct sales via delivery. On-site sales are strictly prohibited.

3. No Cannabis Paraphernalia. No non-storefront, delivery-only medical cannabis retail operation shall sell or display any products other than medicinal cannabis or medicinal cannabis products. No cannabis-related paraphernalia or any other products, including but not limited to alcohol and tobacco products shall be allowed.

4. Surveillance Systems. Security surveillance cameras and video recording systems shall be installed, and maintained in good condition, to monitor the entire interior (except bathrooms), main entrance, and exterior areas, including parking areas, of all non-storefront, delivery-only medical cannabis retail operations' fixed locations to discourage loitering, crime, and illegal or nuisance activities. The areas to be covered by the security cameras include, but are not limited to, the storage areas, dispensing areas, delivery areas, all doors and windows, and any other areas as determined by the City Manager or the City Manager's designee. The cameras shall be in use 24 hours per day, seven days per week. The camera and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present in the fixed locations of non-storefront, delivery-only medical cannabis retail operations. Any disruption in security camera images should be cured expeditiously.

5. Security Video Retention. Video from the security surveillance cameras shall be maintained for a period of not less than ninety (90) days and shall be made immediately available to City representatives upon request.

6. City Surveillance System. A non-storefront, delivery-only medical cannabis retail operation permitted under this article may elect to purchase all necessary equipment to integrate their video surveillance system into any comprehensive video surveillance system currently in place or implemented by the City.

7. Alarm System. Professionally and centrally monitored fire, robbery, and burglar alarm systems shall be installed and maintained in good working condition at the premises.

8. Right of Inspection. All vehicles and facilities permitted pursuant to this article are subject to inspection by City personnel any time the operator is exercising privileges under an operator permit. Prior notice of an inspection is not required.

9. Secure Storage. All medical cannabis and medical cannabis products shall be kept in a secured manner during business and non-business hours. Each non-storefront medical cannabis delivery-only operation shall have adequate locked storage at the fixed location for after-hours storage of cannabis and cannabis products. Medical cannabis shall be stored at the non-storefront, delivery-only medical cannabis retail operation location in secured rooms with limited or key-card access that are completely enclosed or in a safe that is bolted to the floor.

10. On-Site Security Guard. Non-storefront, delivery-only medical cannabis retail operations shall employ at least one (1) uniformed security guard to be present during normal business hours to include one-half (1/2) hour before and after normal business hours. The security guard shall be charged with preventing violations of the law, reporting suspicious persons, vehicles, circumstances and all criminal offenses to the Beverly Hills Police Department. Security guards shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of the state law. The sole purpose of the security guard shall be to provide for the protection and safety of the business and its authorized personnel and said guard shall not be required to perform additional, non-security-related duties within the business. The Chief of Police, City Manager, or their respective designee(s) reserve the right to review the number of guards and may require that the number of guards be increased as necessary.

11. Report of Criminal Activity. Non-storefront, delivery-only medical cannabis retailers shall immediately report to the Police Department: (A) any criminal conduct committed by owners, operators, agents, or employees, (B) any crimes that occur at the fixed location or in a vehicle owned or used by the business, (C) any crimes against any employee, agent, operator, or owner of the business during the performance of his/her duties, and/or (D) any crimes against any customer of the business during any transaction conducted by the business.

12. Delivery Vehicle Requirements.

a. All delivery vehicles shall be equipped with a Global Position System, hereinafter referred to as "GPS" tracking devices. Data from the GPS tracking system shall be retained for a period of thirty (30) days. GPS data shall be made available to the Police Department upon request.

b. All cannabis, cannabis products, and cash must be stored during transport in secure safes or lockboxes permanently affixed to the delivery vehicle.

c. All delivery vehicles must be registered with the Police Department or other City Department as designated by the City Manager, including the make, model, license plate, vehicle identification number, and registration number of such vehicles.

d. All cannabis delivery vehicles shall be equipped with, and utilize, a vehicle alarm system.

e. All medical cannabis delivery vehicles shall have and utilize a direct communication system with the non-storefront, delivery-only medical cannabis retailer.

f. All medical cannabis delivery vehicles shall not carry more medical cannabis than allowed by State law and required to fulfill all immediate delivery requests.

g. No visual display, signage, or

condition on delivery vehicles shall indicate the types of products being transported in the delivery vehicles.

13. Owner/Employee Rosters and Notice of Change. Non-storefront medical cannabis delivery-only operations shall keep a roster on file with the Police Department with the names and birth dates of all current employees, operators, and owners of the delivery-only operation. Non-storefront medical cannabis delivery-only operations shall provide written notice to the Chief of Police, City Manager, or their respective designee(s) of any change in ownership or employees within thirty (30) days of such change.

14. Other Necessary Security Requirements. The Chief of Police, City Manager, or their respective designee(s) may prescribe additional safety or security measures that he or she deems reasonable and necessary in light of the nature and location of a specific operation or existing operational circumstances in order to (a) prevent the diversion of legal medical cannabis to the illegal market, (b) prevent the intrusion of illegal cannabis into the non-storefront, delivery-only medical cannabis retail operation's business activities, (c) prevent robbery and theft in the course of the non-storefront, delivery-only medical cannabis retail operations business activities, (d) prevent quality of life issues in connection with the non-storefront, delivery-only medical cannabis retail operation, including odor, litter, loitering, and noise, and (e) ensure the safety and security of the operation, its employees, surrounding properties and the general community.

15. All non-storefront, delivery-only medical cannabis retail operations must implement and maintain a security plan approved by the Chief of Police, City Manager, or their respective designee(s). Such plan shall include, at a minimum, the above listed security measures.

H. Odor Control. All non-storefront, delivery-only medical cannabis retail operations shall incorporate and maintain adequate on-site odor control measures pursuant to an odor mitigation plan such that the odors as a result of storing or transport of cannabis and cannabis-related products cannot be readily detected from outside of the structure or vehicle in which the business operates.

I. In-Transit Requirements.

1. Only owners, operators, or employees of non-storefront, delivery-only medical cannabis retail operations may be present in vehicles during deliveries.

2. No more than the maximum amount of medical cannabis permitted under state law in total value of product and cash may be transported at any one time in an individual vehicle during deliveries.

3. Delivery vehicles may only travel between fixed locations of non-storefront, delivery-only medical cannabis retail operations and the residential addresses specified by customers while transporting medical cannabis and/or medical cannabis products.

4. All delivery drivers shall carry valid identification and proof of employment at a licensed non-storefront, delivery-only medical cannabis retail operation.

5. All delivery drivers shall carry a copy of the non-storefront, delivery-only medical cannabis retail regulatory permit, a copy of the delivery request, a form of government-issued identification, and all other information required by State law. The driver shall present these documents upon the request of law enforcement, the City Manager, or the City Manager's designee.

6. All drivers shall carry an inven-

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tory log of cannabis and cannabis products being transported.

7. Delivery drivers shall be trained in the process for verifying that medical cannabis and medical cannabis products are delivered to qualified patients and adult-use customers and that the delivery drivers are trained in the proper usage of medical cannabis.

J. Notification Requirements. A non-storefront, delivery-only medical cannabis retailer shall notify the Police Department within twenty-four (24) hours of discovering any of the following:

1. Significant discrepancies identified during inventory. The level of significance shall be determined by the Chief of Police or designee.

2. The loss or unauthorized alteration of records related to medical cannabis, medical cannabis products, registered qualifying patients, primary caregivers, or a non-storefront, delivery-only medical cannabis retail operation's agents, owners, operators, investors, partners, or employees.

3. Any other material breach of security.

K. Contact Requirement. Non-storefront, delivery-only medical cannabis retailers shall provide the City Manager or the City Manager's designee with the name, cell phone number, facsimile number, and email address of an on-site representative to whom the City and the public can provide notice if there are any operational problems associated with the non-storefront, delivery-only medical cannabis retailer. Each non-storefront, delivery-only medical cannabis retailer shall make every good faith effort to encourage residents and the public to call this representative to resolve any operational problems before any calls or complaints are made to the City or law enforcement.

L. Owner, Operator, and Employee Requirements. In order to be eligible to obtain a regulatory permit from the City, the non-storefront, delivery-only medical cannabis retail operations must meet the following criteria:

1. All owners, operators, partners, investors, employees, and agents must be twenty-one (21) years of age or older.

2. All owners, operators, partners, investors, employees, and agents must submit to a background search.

3. No owner, operator, investor, partner, employee, or agent of a non-storefront, delivery-only medical cannabis retail operation shall have been convicted of a felony or crime of moral turpitude nor has been found by any State or local jurisdiction to have committed a violation of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The Chief of Police, City Manager, or their respective designee(s) reserve the right, in his or her sole discretion, to waive this requirement in relation to violations of MAUCRSA, in the event that he or she determines that the violation of MAUCRSA was minor in nature and would not undermine the safe and effective operation of the proposed business in accordance with applicable laws.

M. Legal, fully enclosed and secure structure. Non-storefront, delivery-only medical cannabis retail operations must be within legal, fully enclosed and secure structure compliant with all applicable state and local laws.

N. No additional business. Non-storefront, delivery-only medical cannabis retailers shall not grow, cultivate, manufacture, test or process cannabis. A non-storefront, delivery-only medical can-

nabis retailer shall not be operated as a cannabis cultivation, manufacturing, or testing facility, unless expressly and affirmatively authorized by State and local law.

O. No loitering. Individuals shall not be allowed to remain on the premises unless they are engaging in activity expressly related to the operation of the non-storefront, delivery-only medical cannabis retail.

P. Delivery to medicinal cannabis patients or their primary caregivers only.

1. A non-storefront, delivery-only medical cannabis retailer shall not dispense or deliver medical cannabis to any person without a physician's recommendation. Physician recommendations may not be made on site.

2. Non-storefront, delivery-only medical cannabis retailers shall only deliver medical cannabis to individuals who provide government-issued identification and adequate documentation demonstrating qualification to purchase, obtain, or possess medical cannabis on their own behalf or as their primary caregiver.

3. Physician's recommendations shall be verified by a non-storefront, delivery-only medical cannabis retailer prior to dispensing or delivering any medical cannabis to a qualified patient or primary caregiver, and at least every six months thereafter.

Q. Inspected Products. Each non-storefront, delivery-only medical cannabis retailer shall deliver medical cannabis products only after those medical cannabis products have been inspected and quality tested by a qualified third-party testing facility as required by applicable State laws.

R. Labeling and Packaging. Prior to sale for a delivery, medical cannabis products shall be labeled and placed in tamper-evident package. Labels and packages of medical cannabis products shall, at minimum, meet the requirements specified under applicable State laws.

S. Tracking System. Non-storefront, delivery-only medical cannabis retail operations must be compliant in the state mandated California Cannabis Track and Trace system.

4-2-2305: Recordkeeping Requirements.

A. Non-storefront, delivery-only medical cannabis retail operations shall keep the following records:

1. All delivery vehicle maintenance records.

2. All delivery vehicle ownership records.

3. All shipping manifests for completed and in-transit deliveries.

4. A contemporaneous inventory log.

5. Delivery log including location, time and delivery driver.

6. Quality-assurance details for all cannabis and cannabis products stored and/or delivered by the non-storefront, delivery-only medical cannabis retail operations.

7. A copy of the physician's recommendation and, if using a primary caregiver, a notarized written authorization from the patient to be represented by such primary caregiver.

8. Other records as needed to account for the total quantity of medical cannabis retained, sold, and delivered on or from the premises.

B. A non-storefront, delivery-only medical cannabis retailer shall maintain patient records in a secure location within the City, available for inspection upon demand by the City Manager, the City Manager's designee, or law enforcement.

C. These records shall be maintained for three years from the date created.

4-2-2306: PROMULGATION OF REGULATIONS, STANDARDS AND OTHER LEGAL DUTIES.

In addition to any regulations adopted by the City Council, the City Manager is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of non-storefront, delivery-only medical cannabis retail permits, the ongoing operation of non-storefront, delivery-only medical cannabis retail businesses and the City's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this article. Regulations promulgated by the City Manager shall become effective upon date of publication.

4-2-2307: LIMITATION ON CITY'S LIABILITY

A. To the fullest extent permitted by law, the City does not assume any liability whatsoever, with respect to approving any permit pursuant to this article or the operation of any non-storefront, delivery-only medical cannabis retailer approved under to this article.

B. As a condition of approval of a permit as provided in this article, the applicant or its legal representative shall do the following:

1. Execute an agreement indemnifying the City from any claims, damages, injuries, or liabilities of any kind associated with the operation of the non-storefront, delivery-only medical cannabis retail business, issuance of a permit to a non-storefront, delivery-only medical cannabis retail business, or the prosecution of the non-storefront, delivery-only medical cannabis retail business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws;

2. Maintain insurance in the amounts and of the types that are acceptable to the City Manager or designee; and

3. Reimburse the City for all costs and expenses, including but not limited to legal fees and costs and court costs, which the City may be required to pay as a result of any legal challenge related to the City's approval of a conditional use permit or non-storefront, delivery-only medical cannabis retail regulatory permit or related to the City's approval of non-storefront, delivery-only medical cannabis retail activity. The City, at its sole discretion, may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any of the obligations imposed hereunder.

4-2-2308: IDENTIFICATION CARD REQUIRED:

The permittee and all employees shall obtain an identification card issued under the provisions of chapter 1, article 2 of this title and shall have such identification card in their possession at all times while engaged in the activity regulated by this article.

4-2-2309: ENFORCEMENT:

A violation of this article is subject to the administrative penalty provisions of title 1, chapter 3 of this Code. Where the violation is of a continuing nature, each day or portion thereof wherein the violation continues to constitute a separate and distinct viola-

tion.

A permit to operate a non-storefront, delivery-only medical cannabis retail business may be revoked or suspended pursuant to the provisions of title 4, chapter 1, article 1 of this Code.

Section 7. The City Council hereby amends Section 10-3-1604 of Article 16 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add "Non-storefront, delivery-only medical cannabis retail" as a conditionally permitted use to read as follows, with the remainder of Section 10-3-1604 to remain unchanged: "Non-storefront, delivery-only medical cannabis retail, subject to the provisions in section 10-3-4705."

Section 8. The City Council hereby adds paragraph "E" to Section 10-3-1654 of Article 16.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with the remainder of Section 10-3-1654 to remain unchanged: "Non-storefront, delivery-only medical cannabis retail uses, as defined in Section 10-3-4701, shall be prohibited in a pedestrian oriented area."

Section 9. The City Council hereby amends paragraph "B" of Section 10-3-3800 of Article 38 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with the remainder of Section 10-3-3800 to remain otherwise unchanged:

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

In addition, certain conditionally permitted uses have additional findings set forth in sections 10-3-1207 (Dining in Nonconforming Hotels), 10-3-1236 (Combined Uses), 10-3-1240 (Dining in Nonconforming Hotels), 10-3-1254 (Conditional Use Permits), 10-3-1282 (Permitted Areas), 10-3-1283 (Conditional Use Permit Requirements), 10-3-1604 (Conditionally Permitted Uses), 10-3-1611 (Mini-Shopping Centers), 10-3-1612 (Drive-Up, Drive-In, and Drive-Through Facilities), 10-3-1613 (Vehicle Sales, Service or Fuel Stations), 10-3-1617 (Exercise Clubs and Private Training Centers), 10-3-1618 (Exercise Clubs and Private Training Centers), 10-3-1619 (Nightclubs), 10-3-1620.2 (Cosmetic Spas), 10-3-1655 (Pedestrian-Oriented Areas), 10-3-1702 (Conditionally Permitted Uses), 10-3-1802 (Conditional Uses Permitted), 10-3-2003 (Conditionally Permitted Uses), 10-3-2730.4 (Alternative Parking Facility), 10-3-2733 (Parking in Nonresidential Zones; Location and Shielding of Facilities), 10-3-2862 (Conditional Use Permits Required), 10-3-2866 (Parking Requirements), 10-3-2866.1 (Loading Restrictions), 10-3-2867 (Hotel Access Areas), 10-3-2868 (Regulations and Restrictions Applicable), 10-3-3800.1 (Convenience Store Conditional Use Permit), and 10-3-4705 (Non-storefront, delivery-only medical cannabis retail) of this chapter."

Section 10. The City Council hereby amends Section 10-3-4701 of Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add a definitions for "Day Care Center," "Non-storefront, delivery-only medical cannabis retail", and "Youth Center" to read as follows, with the remainder of Section 10-3-4701 to remain unchanged:

"DAY CARE CENTER: As defined in Beverly Hills Municipal Code Section 4-2-2302."

"NON-STOREFRONT, DELIVERY-ONLY MEDICAL CANNABIS RETAIL (OR RETAILER): As defined in Beverly Hills Municipal Code Section 4-2-2302."

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“YOUTH CENTER: As defined in Beverly Hills Municipal Code Section 4-2-2302.”

Section 11. The City Council hereby amends Section 10-3-4703 of Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to add paragraph “D” to read as follows, with the remainder of Section 10-3-4703 to remain unchanged:

“D. Notwithstanding section 10-3-4702 of this article, establishment of a physical premises from which retail sale by delivery of medicinal cannabis within the City is conducted by a licensed non-storefront retailer, referred to herein as non-storefront, delivery-only medical cannabis retail, may be allowed subject to the requirements of Section 10-3-4705. The delivery of medicinal cannabis from a business authorized under Section 10-3-4705 and Article 23 of Chapter 2 of Title 4, shall be permitted in the City.”

Section 12. The City Council hereby adds Section 10-3-4705 to Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows: “10-3-4705: Non-storefront, delivery-only medical cannabis retail:

A. This section specifies standards for the non-storefront retail sale of medical cannabis to ensure neighborhood compatibility, minimize potential environmental impacts, and to provide safe access to cannabis for medical use. This section shall be effective only if Business and Professions Code section 26322, or a successor statute requiring the City to authorize a physical premises from which retail sale by delivery of medicinal cannabis within the City is conducted by a licensed non-storefront retailer, remains in effect.

B. Non-storefront, delivery-only medical cannabis retail is a conditionally permitted use in the C-3 zone subject to the requirements herein.

C. Location requirements.

1. Non-storefront, delivery-only medical cannabis retail is prohibited in the Pedestrian Overlay Zone (Article 16.5).

2. No non-storefront, delivery-only medical cannabis retailer shall be established on any portion of a lot located within a 600-foot radius of a sensitive use (herein defined to include the Beverly Hills Public Library, a school, a day care center, a youth center, a religious institution, or a public park) or another non-storefront, delivery-only medical cannabis retailer. The distance specified in this subsection shall be measured vertically. Additionally, the distance specified in this subsection shall be measured horizontally. The horizontal distance shall be measured in a straight line from the property line of where the non-storefront, delivery-only medical cannabis retailer is to be located to the closest property line of the lot on which the sensitive use or another non-storefront, delivery-only medical cannabis retailer is located without regard to intervening structures.

3. No non-storefront, delivery-only medical cannabis retail shall be permitted on the ground floor of any building.

D. Non-storefront, delivery-only medical cannabis retail use shall be permitted in the C-3 zone only if authorized by a conditional use permit issued pursuant to the provisions of article 38 of this chapter. In addition to the criteria set forth in article 38 of this chapter, the following criteria shall be considered by the planning commission when reviewing conditional use permit applications for non-storefront, delivery-only medical cannabis retail use:

1. The proposed use will have adequate buffering between the use and residential areas, and will not adversely interfere with the use and enjoyment of resi-

dential properties in the vicinity of the proposed development;

2. The proposed use will not result in detrimental impacts to existing or anticipated residential or commercial development in the vicinity of the project with regard to traffic levels, traffic safety, pedestrian-vehicle conflicts, pedestrian safety hazards, and loading or manner of operation;

3. The proposed use will not create excessive noise, unpleasant odors, noxious fumes, excessive lighting, increased litter, or substantial interference with neighboring properties or uses due to the activities associated with the proposed use or its hours of operation; and

4. The proposed use will not create an overconcentration of non-storefront, delivery-only medical cannabis retailers in the vicinity.

E. Operational Requirements. Non-storefront, delivery-only medical cannabis retailers shall comply with the licensing and operational requirements set forth in Article 23 of Chapter 2 of Title 4.

Section 13. No Amendments to Commercial Cannabis Prohibition. Nothing in this Ordinance shall be construed to limit or otherwise affect the ability of the City to adopt or enforce any regulations on commercial cannabis operations, other than non-storefront, delivery-only medical cannabis retailers in the City as required pursuant to Business and Professions Code Section 26322. Except as expressly amended in this Ordinance, the City’s prohibition on commercial cannabis activities and uses in Article 47 of Chapter 3 of Title 10 of the BHMC remain in full force and effect.

Section 14. 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 15. 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 her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 16. 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: October 17, 2023
Effective: November 17, 2023

JULIAN A. GOLD, M.D.
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:
NANCY HUNT-COFFEY
City Manager

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

ORDINANCE NO. 23-O-2882

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE §10-3-100 TO REDEFINE AN ALTERNATIVE PARKING FACILITY AND FINDING THE AMENDMENT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. On August 10, 2023, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 2033, recommending that the City Council amend a section of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to amend the definitions of an “alternative parking facility” to allow fully automated parking systems and specifically allow for the use of robotic parking systems. On October 3, 2023, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 2. This Ordinance and the Amendment, in conjunction with the proposed project located at 8633 Wilshire Boulevard (collectively the “Project”) 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 Project includes amending previously approved entitlements to allow for the construction of a new three-story commercial building with rooftop uses and an alternative parking facility. The City Council hereby finds that the Project is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of Title 14 of the California Code of Regulations. This exemption is applicable because the Project involves amendments which constitute minor changes to land use regulations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Land Use Policy 2.1 “City Places: Neighborhoods, Districts, and Corridors,” General Plan Land Use Policy 2.4 “Architectural and Site Design,” General Plan Land Use Policy 11.2 “Site Planning and Architectural Design,” and General Plan Land Use Policy 12.2 “Building, Parking Structure, and Site Design” strive for a distinctive, high-quality aesthetic that complements the surrounding built environment and enhances the City’s business district. General Plan Land Use Policy 2.8 “Pedestrian-Active Streets” calls for buildings in business districts be oriented to, and actively engage the street through appropriate design features. General Plan Land Use Policy 15.1 “Economic Vitality and Business Revenue” call for the City to sustain a vigorous economy by supporting businesses that contribute revenue, and high-quality services. General Plan Circulation Policy 4.1 “Parking Provisions,” General Plan Circulation Policy 4.9 “Parking Area,” and General Plan Circulation Policy 4.10 “Parking Strategies,” aim to provide adequate parking for all uses, while encouraging measures to reduce parking space and explore alternative modes of travel and parking strategies.

Section 4. The City Council hereby amends §10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending the definition of the term “Alternative Parking Facility,” as set forth below, with all other definitions in the section remaining unchanged:

“ALTERNATIVE PARKING FACILITY: An off street parking facility in which vehicular storage is accomplished with mechanical parking lifts and/or automobile elevators that are operated by a valet or other driver. An alternative parking facility may also be a fully automated parking facility that uses mechanical and/or robotic systems to hoist individual vehicles from receiving areas to separate automobile storage areas without a driver.”

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. 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 her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. 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: October 17, 2023
Effective: November 17, 2023

JULIAN A. GOLD, M.D.
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:
NANCY HUNT-COFFEY
City Manager

RYAN GOHLICH, AICP
Assistant City Manager, Interim Director
of Community Development

AYES: Councilmembers Nazarian, Bosse, Vice Mayor Friedman, and Mayor Gold
NOES: Councilmember Mirisch
CARRIED

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

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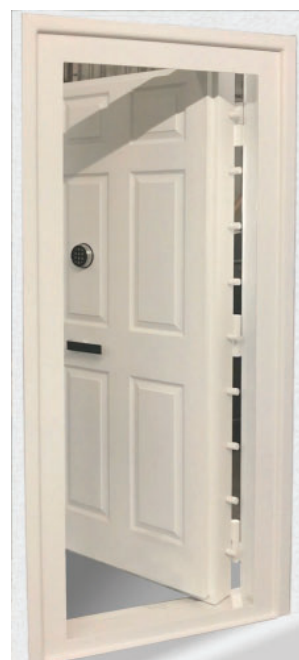
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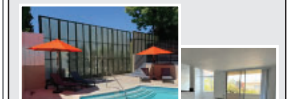
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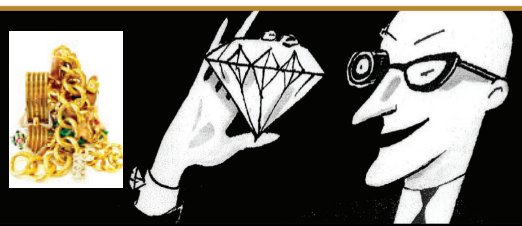
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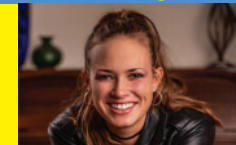
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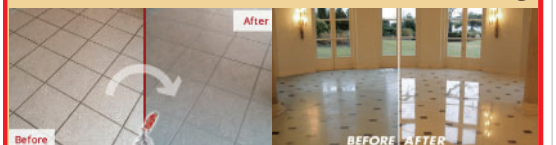
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