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THE WEATHER, BEVERLY HILLS CA

☁️ Friday	75° 55°
☁️ Saturday	69° 53°
☀️ Sunday	66° 55°
☁️ Monday	62° 53°
☁️ Tuesday	62° 47°
☁️ Wednesday	66° 49°
☁️ Thursday	67° 51°

In-Person Voting Begins in Beverly Hills

BY ERIC LICAS

In-person voting for Beverly Hills' 2024 municipal election begins this weekend.

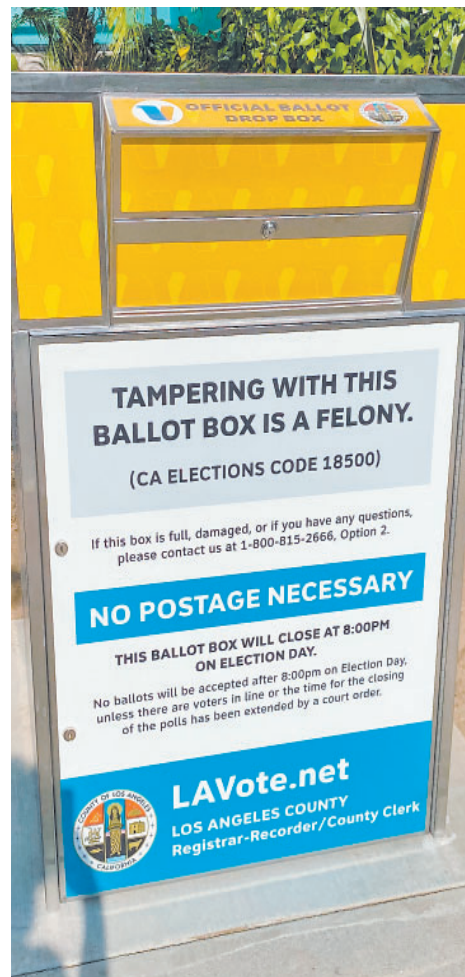
The city's first voting booth will open in the auditorium at the Beverly Hills Library on Feb. 24, and it will be the only one running for the first week of in-person voting. Another three will open March 2, just three days before Election Day, at the Roxbury Park Clubhouse, the Rodeo Room at La Cienega Park and at Horace Mann Elementary School.

Voters who received mail-in ballots also have the option to physically deposit those into ballot boxes. One is at City Hall next to Kelly's Coffee and Fudge, and another can be found at the Roxbury Park Community Center.

The deadline to either get in line for a voting booth or to drop off at a ballot is 8 p.m. on March 5.

There are no ballot initiatives to consider for Beverly Hills residents in this year's municipal election. However, they will decide who will fill two seats on the City Council that will be vacated by outgoing Mayor Dr. Julian Gold and Council Member Lili Bosse.

There are 10 candidates competing for those spots. They include business owners, engineers, philanthropists and attorneys, as well as current and past members of city commissions and the Beverly Hills Unified School Board. More information about them



Beverly Hills Ballot Box

can be found on the city's website, as well as prior coverage from the Courier. ●

Council Upholds Mixed-Use Development Approval

BY CLARA HARTER

In its Feb. 20 Study Session meeting, the Beverly Hills City Council discussed residents' concerns about an eight-story mixed-use development at 9229 Wilshire Blvd., but ultimately determined that the project must proceed per state law.

The 56-unit project was unanimously approved by the Planning Commission on Feb. 8. It is located on the corner of Wilshire Boulevard and Maple Drive and contains ground-floor retail space, six stories of housing and a rooftop residential amenity space.

The project is allowed to significantly exceed the city's zoning limits under the state's density bonus law, because it reserves six units for very-low income households.

Specifically, the development increases maximum building height from 45 feet to 83 feet, increases maximum number of stories from three to eight and decreases the setback (distance from structure to property line) requirement from 6 feet to zero.

Residents with single-family homes on the nearby residential street of Maple Drive had a litany of concerns over the project. Those concerns included fears about increased traffic, increased crime, insufficient parking spaces, traffic danger

See MIXED USE, page 12

Council Approves Darrow Office Building Additions

BY JOEY WALDINGER

The Beverly Hills City Council on Feb. 20 approved plans to build a new third story and outdoor terrace on top of the historic Darrow Office Building, 9884 S. Santa Monica Blvd. In doing so, the council denied an appeal by representatives of the adjacent Peninsula Beverly Hills, who contended that the project would negatively impact hotel guests and neighborhood residents.

A Jan. 23 hearing on the project ran into the early hours of the next morning, as representatives for the applicant—Impact Real Estate Group, LLC—and the appellant deliberated extensively about potential impacts and mitigation efforts. Ultimately, the council directed staff to devise a draft resolution approving an amended project that incorporated the Peninsula's concerns.



Rendering courtesy of Belzberg Architects
A rendering of the restoration project of the historic 1946 Darrow Office Building located at 9884 S. Santa Monica Blvd.

The draft resolution also scrapped Impact's request for a Historic Incentive Permit and sought only a Development Plan Review, adding a code compliant rubbish

See DARROW BUILDING, page 12

Electrical Resilience Action Plan Examined at Study Session

BY CLARA HARTER

Power outages—and steps to mitigate their impact—came up for discussion at the Feb. 20 City Council Study Session. In light of the frequent outages in recent years, the council heard ideas for increasing the city's electrical resilience. Those ideas include energy audits for commercial and residential buildings; adding more backup power sources; dedicating a staff position to working

See ELECTRICAL RESILIENCE, page 3

Courier Calendar

NOW - FEB. 29

**DESCANSO GARDENS:
CAMELLIA CELEBRATION
9 A.M.-5 P.M.**

Descanso Gardens presents a floral extravaganza as they usher in another vibrant and enchanting camellia season throughout February. Known for their posh, rose-like allure and the delightful teas they yield, camellias take center stage in a selection of tours, celebrations and activities. Throughout the celebration, the tour "Descanso: LA's Garden Exhibition" is available daily from 10 a.m. to 4 p.m. and guides attendees to unearth the fascinating history of camellia growers at the iconic Boddy House. Guests may also explore the Yoshimura and Uyematsu family histories and their ongoing contributions to the Descanso Camellia collection. Descanso Gardens is located at 1418 Descanso Drive, La Cañada Flintridge. Admission is \$15 for adults, \$11 for seniors and students with a school I.D., \$5 for children 5 to 12 and free for children under 5.

descansogardens.org

NOW - MARCH 11

**ROGUE MACHINE THEATRE:
"MIDDLE OF THE WORLD"
FRI.-SAT., MON. 8 P.M.
SUN. 3 P.M.**

Rogue Machine Theatre presents the West Coast premiere of "Middle of the World" by Juan José Alfonso and directed by Guillermo Cienfuegos. In the play, Victoria was an important person in Ecuador. Now broke, disgraced and separated from her son, she is determined to get back home and regain what she lost. Glenn worked his way from low-income housing to the verge of closing the biggest deal of his impressive finance career. But is business success what he's really chasing? Middle of the World means you cannot be in two places at once. You must choose. And when you choose, it means giving something up.

On a night in NYC, when Glenn steps into Victoria's Uber, the course of both their lives will change in an instant. The show's runtime is approximately 95 minutes. General admission is \$45, senior tickets are \$35 and student tickets are \$25. Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles.
roguemachinetheatre.org

NOW - APRIL 28

**MOCA GRAND AVENUE:
"LONG STORY SHORT"
TUES.-WED., FRI. 11 A.M.-5 P.M.
THURS. 11 A.M.-8 P.M.
SAT.-SUN. 11 A.M.-6 P.M.**

"Long Story Short" presents artworks dating from the 1940s to the present day, drawn from MOCA's collection of more than 7,500 objects. It demonstrates the myriad ways contemporary artists have addressed aesthetic, political and philosophical concerns in the last 75 years, whether by innovating new forms of abstract art, commemorating loves and losses, rethinking the conventions of portraiture, or challenging the secondary status of craft. By exhibiting artworks that are widely regarded as hallmarks of the museum's collection alongside lesser-known pieces, recent acquisitions, and artworks that have never previously been on view at MOCA, "Long Story Short" reminds visitors that art history, and history more broadly, is made in the present. General admission to MOCA Grand is free. It is located at 250 S. Grand Ave., Los Angeles.
moca.org

**FEB. 25
ACADEMY MUSEUM OF MOTION
PICTURES: "OSCAR SUNDAYS":
"10 YEARS AFTER THE WIN:
"12 YEARS A SLAVE"
7:30 P.M.**

This ongoing series from the Academy Museum, "Oscar Sundays," celebrates films that have been honored at the

Academy Awards. In February, the museum honors Black History Month by showcasing milestone moments for Black creators, artists, and craftspeople across the history of the Oscars ceremony. On Feb. 25, "12 Years a Slave" plays. Steve McQueen has built a varied career challenging dominant narratives around cinema. His third feature, the unflinching story of Solomon Northup who is kidnapped and sold into enslavement, made major history at the 86th Oscars. Lead Chiwetel Ejiofor became the first Black British man to be nominated for Best Actor, Lupita Nyong'o the first Black African to win in any category, and McQueen the first Black man to win Best Picture. This showing features a pre-screening conversation with Steve McQueen, producer, director and Alfre Woodard, actor, moderated by Ellen C. Scott, Associate Professor, Cinema and Media Studies at UCLA School of Theater, Film and Television. Tickets are \$10 for adults, \$7 for seniors and \$5 for students and children. The Academy Museum is located at 6067 Wilshire Blvd., Los Angeles.
academymuseum.org

**FEB. 25 - MARCH 30
THE FOUNTAIN THEATRE:
"FATHERLAND"
THURS.-SAT., MON. 8 P.M.
SUN. 2 P.M., 7 P.M.**

The Fountain Theatre presents the world premiere of "Fatherland," a new work of verbatim theater conceived and directed by Fountain artistic director Stephen Sachs. A 19-year-old son faces the hardest day in his life when he testifies in federal court against his father after informing on him to the FBI. The first defendant to stand trial for the Jan. 6 insurrection at the Capitol, Guy Reffitt, was found guilty on five criminal counts and sentenced to 7¼ years in prison – based in part on emotional testimony

by his son. Tickets range from \$25-\$45 with pay-what-you-want seating available at Monday performances. The theatre is located at 5060 Fountain Ave., Los Angeles.
fountaintheatre.com

**FEB. 25 - JUNE 30
LACMA: "KOREAN TREASURES
FROM THE CHESTER AND CAMERON
CHANG COLLECTION"
MON.-TUES., THURS. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-7 P.M.**

The Los Angeles County Museum of Art (LACMA) presents "Korean Treasures from the Chester and Cameron Chang Collection," a selection of works drawn from the largest gift of Korean art in the museum's history. In 2021, the museum announced the acquisition of an initial major gift of 100 works of Asian art from Dr. Chester Chang and Dr. Cameron C. Chang (MD). The collection consists primarily of Korean paintings, calligraphy, sculpture, ceramics, lacquers, furniture, and other works of art ranging in date from the Three Kingdoms Period (c. 57 BCE-668 CE) to the 20th century. The bulk of the works in this collection have remained within a single family for a century and have never publicly been on view. Organized chronologically and by material, this exhibition presents 35 donated and promised gifts, including traditional Korean secular and religious paintings, calligraphies, rare mid-20th-century oil paintings from both North and South Korea, and ceramics of the Goryeo (918-1392) and Joseon (1392-1897) dynasties. Tickets are free for members, L.A. County residents after 3 p.m. Mon.-Fri., and for those 17 and under. Tickets for adults are \$20 and \$16 for seniors and students with ID.
lacma.org

**MARCH 20
WOMEN WHO SHINE GALA
5-8 P.M.**

Women's Business Network of the Beverly Hills Chamber of Commerce presents the 2nd annual Women Who Shine Gala. It will feature two keynote speakers: Candace Nelson and Jamie Kern Lima. This year a philanthropic component has been added to the event. Part of each sponsorship and ticket sold will go to Girls Inc. of Los Angeles. The event at the Waldorf Astoria Beverly Hills (9850 Wilshire Blvd., Beverly Hills) will consist of a pre-reception in the Foyer with Champagne and hors d'oeuvres, followed by the main program in the Astor Ballroom with the featured speakers, and finally the event will commence downstairs in the Espelette Restaurant with drinks and light bites. The dress code for this event is cocktail attire. Tickets are \$195 for non-members and \$175 for members.
members.beverlyhillschamber.com



Photo by Grettel Cortes Photography

Patrick Keleher and Ron Bottitta in the Fountain Theatre's "Fatherland" from Feb. 25 - March 30

ELECTRICAL RESILIENCE, from page 1 on electrical concerns and improving access to real-time outage data.

Councilmember Lili Bosse led the initial charge to address the outages while she was serving as mayor, and in August 2023 Mayor Dr. Julian Gold established the Mayor's Citywide Electrical Resilience Ad Hoc Committee to continue working on solutions.

The committee helped craft the city's Electrical Resilience Action Plan, which council members enthusiastically discussed for the first time at the Study Session.

"I want to thank the committee who worked very hard on this," said Bosse. "I know this is a lot of analysis, a lot of work and clearly essential given what our community has faced the last number of years and even just recently."

In developing the plan, the committee began with an investigation into the city's past outages and found that electricity customers in Beverly Hills indeed experience a higher frequency of outages than regional SCE customers in general.

"Seventy to eighty percent of the outages are driven by equipment failures or causes unknown to SCE and that's concerning," said City Consultant Mariko Geronimo, co-founder and chief economist at Lumen Energy Strategy. "When an issue does escalate, such as in Trousedale, it takes considerable pressure from the city to get

anything done by SCE and if you can't rely on service, even in normal conditions, you can't expect to rely on it in an emergency."

Since there were no clear patterns or reasons behind the outages, the committee focused on ways to mitigate their impact and improve the city's electrical resilience. It came up with a range of solutions that can be implemented in the near-term, mid-term and long-term.

One of the immediate priorities is to subscribe the city to Poweroutage.US to enhance access to real-time data on outages and allow for more effective management of power disruptions.

Another quick solution is to perform an audit of commercial and residential buildings to assess energy consumption patterns and identify opportunities for increasing efficiency.

"Energy efficiency doesn't prevent outages, but it does reduce the need for power and therefore reduces your resilience need," said Geronimo.

Another benefit of the audit is it can reveal community interest in installing solar panels and energy storage systems—both of which can help provide backup power during outages.

In addition, the plan recommends hiring an ombudsperson dedicated to electrical resiliency. This person would serve as a liaison between the city, its residents, and utility providers and help residents explore

options and incentives for installing power generators and sustainable energy sources.

Staff recommends folding this responsibility into the new Sustainability Administrator position created in this year's budget. The recruitment and hiring process is already underway and the city anticipates having someone on board no later than May, said Public Works Director Shauna Epstein.

In the long term, the city can look into establishing its own micro-grids. These are local electrical grids that can be connected to the wider grid system and operate independently when needed. This would take significant investment and planning but

could have potentially huge benefits for energy independence.

"I think this (the Electrical Resilience Action Plan) is an excellent outline and it is going to be my recommendation that we continue to work on this in the future," said Gold. "This is really just the beginning of this conversation.

"Obviously, the city and the community has to have a much broader discussion of what we want to do, where we want to spend resources, how resilient we want to be and what we can afford." ●

Questions? Comments? Concerns?
The Courier wants to hear from you!
Email: editorial@bhcourier.com



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Council to Hear Builder's Remedy Appeal

BY CLARA HARTER

The Beverly Hills City Council is set to rule on developer's appeal to a rejected Builder's Remedy project application at 129 Linden Drive on March 11. Builder's Remedy allows developments with a certain number of affordable units to bypass local zoning in cities that fail to meet Sacramento's ambitious housing demands.

The Linden Drive project—with its 19 stories, 132 market-rate units, 33 affordable units and 73 hotel rooms—far exceeds the city's zoning limits. At issue in the appeal is whether Beverly Hills is in compliance with the state's housing goals.

The city believes that it is in compliance, and therefore, not subject to the builder's remedy. Planning staff ruled on Oct. 13 that the Linden Drive project application was incomplete, in that it did not include applications for exemptions to the city's zoning requirements.

"The proposed project exceeds city building height and story limits, floor area limits, use limitations and other standards for the multifamily zone in which it is proposed," City Planner Masa Alkire told the Courier. "In

order to pursue the project as proposed, the applicant needs to submit the applications that are required to change the city's zoning rules and general plan."

Leo Pustilnikov, the developer who submitted the Linden Drive project application, and his legal representation Rand Paster & Nelson, do not believe the applications are required and are appealing the "incomplete" designation.

"We continue to maintain that these assertions are erroneous and reflect the city's misunderstanding of state law requirements," said attorney Dave Rand in the appeal petition filed with the city.

The Linden Drive project is among several builder's remedy project applications Pustilnikov has filed in the city, which contain more than 1,200 units in total. He believes that the city is subject to the builder's remedy because the state has yet to certify its Housing Element plan.

The Housing Element requires that Beverly Hills demonstrate its ability to create room for 3,104 new units, of which 1,688

See LINDEN DRIVE, page 7

New Survey May Shape Early Childhood Learning in Beverly Hills



Photo courtesy city of Beverly Hills

El Rodeo Elementary School

BY ERIC LICAS

Beverly Hills educators want to know what services local families with young children might find most useful in a proposed early childhood learning center that will eventually be created at Hawthorne Elementary School. It would also provide expanded services for the youngest learners in Beverly Hills and their families.

Residents are encouraged to voice their opinions about those services by completing a survey distributed by the city and accessible at beverlyhills.org/schoolsurvey.

Additional services might include a daycare, sports programs or interactive learning. Another option for consideration on the survey are "mommy and me" classes to help toddlers bond with their parents and socialize with other families.

"The first step is to survey the community to understand what you want," said Beverly Hills Mayor Dr. Julian Gold. "We encourage everyone to participate in the survey to help us design this program and to help us develop an effective early education program."

The deadline for families to respond to the survey is Feb. 28.

The opportunity to create an early education center arose from the scheduled

reopening of El Rodeo Elementary School following extensive renovations. Students in transitional kindergarten through fifth grade currently attending classes at Hawthorne will move to El Rodeo when the fall semester begins.

That will free up a field and numerous classrooms. The expanded services of the new early childhood learning center could be just one of multiple uses for the soon-to-be available space at Hawthorne Elementary.

Other options include repurposing the classrooms to bring some or all of the four preschool programs currently run by the city at separate campuses, Hawthorne, Coldwater Canyon and Horace Mann Elementary Schools, together into one building. City and district officials also considered converting parts of a portion of the property into meeting rooms and other administrative facilities during a meeting of an advisory committee assigned to come up with a plan for the early education center on Jan. 26.

The project is still in its planning phase, and a timeline for development has not yet been established. However, both City Council and BHUSD Board members have expressed great enthusiasm in moving it forward, according to BHUSD spokeswoman Rebecca Starkins. ●



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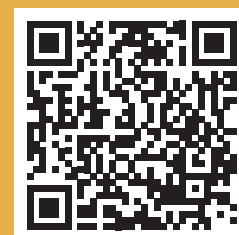


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THE COURIER IS NOW ON APPLE NEWS!



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Beverly Hills City Council Approves New Water Rates



Photo courtesy depositphotos.com/ Gertje

BY JOEY WALDINGER

After a five-year cost-of-service study, the Beverly Hills City Council on Feb. 20 approved rate changes for water and wastewater services to fund the city's sprawling water infrastructure.

Over the next five years, the new rates are expected to generate approximately \$6

million for the city's water enterprise, which comprises hundreds of miles of pipe, 10 reservoirs, nine pump stations and 100 miles of sewer main lines, Public Works Director Shana Epstein said. The city is required to complete a rate study approximately every five years to ensure that customers are paying a fair price for water services, she added.

"All of these projects require continued investment in our infrastructure as well as maintenance," Epstein said. "We want to make sure that the customer is paying for their proportionate share."

The new rate structure increases bimonthly fixed water meter charges and implements a residential volumetric rate, or a rate based on the quantity of water residents use, according to a staff report.

Commercial customers have long had volumetric water rates, but after the previous cost-of-service study was published, residents asked officials to consider a volumetric rate for them as well, Epstein said. Wastewater rates will change, too, as a volumetric wastewater rate will be added to residential customers, she added.

Customers will see different rate changes depending on whether they are commercial or residential, single-family or multifamily, and how much water they use.

Councilmember Dr. Sharona Nazarian said raising rates is not something city officials "take lightly," and she twice sent the proposed rates back to staff to mitigate impacts on residents.

"Just for clarity, fees and charges for

water and wastewater services cannot exceed the proportional cost of services," she said. "So, it's not even something that we could charge additionally for. We don't make a profit off of [this]. It's solely for operations, capital improvement and our reserves to be able to provide the same quality of service to the community."

Nazarian also commended Epstein for leading an extensive outreach effort, which included two town halls on Feb. 1 and Jan. 16, appearances at various community organizations and a social media and public relations campaign.

Mayor Dr. Julian Gold said that raising rates is "never a fun task" but is an essential component of city funding.

"The enterprise fund is a business, it's got to break even. It doesn't make money, but we've got to break even, and our job is to ensure that we set rates which allow that to happen. And that's what we're doing here," Gold said.

To calculate your water and wastewater bills and view the town halls, visit beverlyhills.org/departments/publicworks/waterrateadjustments/ •

HOW TO VOTE FOR **CORMAN** FOR BEVERLY HILLS CITY COUNCIL

RETURN YOUR BALLOT BY MARCH 5TH

- SIGNATURE VERIFICATION**
VOTER MUST SIGN AND DATE THE RETURN ENVELOPE BEFORE SUBMITTING THE BALLOT
- OPTION 1: DROP-OFF AT A BALLOT DROP BOX LOCATION**
LIST OF DROP-OFF LOCATIONS AVAILABLE AT LAVOTE.GOV
- OPTION 2: DROP-OFF AT A VOTE CENTER**
LIST OF VOTE CENTER LOCATIONS AVAILABLE AT LAVOTE.GOV
- OPTION 3: RETURN BY MAIL**
MUST BE POSTMARKED BY ELECTION DAY
NO POSTAGE REQUIRED

DROP-OFF LOCATIONS

Beverly Hills City Hall
455 N Rexford Dr,
Beverly Hills CA 90210

Roxbury Park Community Center
471 S Roxbury Dr,
Beverly Hills CA 90212

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Candidate Corner

As in-person voting begins in Beverly Hills, the candidates for the two open City Council seats continue their efforts to meet voters across the city.




Myra Demeter speaking with a voter



Alissa Roston met with residents on Feb. 18.




Sharon Persovski met with supporters at her weekly "Tea Time" event on Feb. 16.



**GENERAL MUNICIPAL
ELECTION
2024**

**Vote Centers and
Vote by Mail Drop Box
Locations**



IN-PERSON VOTE CENTERS

11-DAY VOTE CENTER:

Saturday, February 24, 2024 – Tuesday, March 5, 2024

Hours: 10 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

★ THE BEVERLY HILLS LIBRARY – AUDITORIUM

444 N Rexford Dr.
Beverly Hills, CA 90210

4-DAY VOTE CENTERS IN BEVERLY HILLS:

Saturday, March 2, 2024 – Tuesday, March 5, 2024

Hours: 10 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

★ ROXBURY PARK – CLUBHOUSE

471 S Roxbury Dr.
Beverly Hills, CA 90212

★ LA CIENEGA TENNIS CENTER – RODEO ROOM

325 S La Cienega Way,
Beverly Hills, CA 90211

★ HORACE MANN

ELEMENTARY SCHOOL –
AUDITORIUM

8701 Charleville Blvd,
Beverly Hills, CA 90211

VOTE BY MAIL DROP BOXES

CITY HALL ACROSS FROM THE FIRE STATION

(next to Kelly's Coffee and Fudge)
455 N Rexford Dr.
Beverly Hills, CA 90210

ROXBURY PARK

COMMUNITY CENTER
471 S Roxbury Dr.
Beverly Hills, CA 90212

There are **ADDITIONAL** Vote Centers and Drop Box locations – to view one near you, visit [BEVERLYHILLS.ORG/ELECTIONS](https://www.beverlyhills.org/elections) or call the City Clerk's Office at (310) 285-2400.



Tiffany Davis has been meeting with community members over the past two weeks as part of her “20 With Tiffany” series.



Craig Corman at a Feb. 21 event hosted by Hamid and Haleh Shooshani, Farshid Joe and Avid Shooshani, and Brad and Shoreh Black



Mary Wells canvassing the neighborhoods of Beverly Hills

LINDEN DRIVE, from page 4
must be affordable, by 2029. The California Department of Housing and Community Development (HCD) has rejected four versions of the city’s Housing Element plan over the past three years.

The city submitted an updated version of its Housing Element to HCD on Feb. 14 that contains substantial differences from prior drafts. The state must provide feedback on the submission by March 30.

To make matters more complicated, the city is being sued by the Californians for Homeownership, a nonprofit sponsored by the California Association of Realtors, for its failure to receive Housing Element certification. Last December, a Superior Court Judge ruled in that case that the city had failed in its legal duty to plan for future housing needs.

The ruling suspended Beverly Hills’ ability to issue building permits—except for permits that create new residential bedrooms or units—until the city’s Housing Element plan is deemed substantially compliant with state law.

However, the city immediately filed an appeal to this ruling, which City Attorney Larry Wiener believes prevents the ruling from taking effect.

Californians for Homeownership have a different interpretation of the law.

“Our view is that the ruling is currently in effect and is not stayed during the appeal,” Matt Gelfand, attorney for Californians for Homeownership, told the Courier.

“However, we understand that the City will be seeking guidance from the trial court on this issue and we are not moving to enforce the order until that process plays out.”

Rand and Pustilnikov have threatened separate legal action against the city over its refusal to comply with the Housing Element, according to city documents.

The city, for its part, maintains that it is exempt from the builder’s remedy.

“The city’s currently adopted Housing Element is substantially compliant with state law and there is pending litigation regarding this topic,” Alkire told the Courier. “The state law provisions commonly known as builder’s remedy do not apply if a jurisdiction has a housing element substantially compliant with state law.”

Pustilnikov and his legal team, however, don’t believe the city has the authority to make this ruling.

“The positions reflected by the city’s incomplete letters and the applicant’s responses demonstrate fundamental legal disagreement over the scope of the city’s discretion,” states Rand.

City Council members will now be put in the hot seat and asked to weigh in on whether the city should accept the Linden Drive builder’s remedy application. With around a dozen more builder’s remedy projects in the pipeline, their decision could have significant ramifications for the future of Beverly Hills’ skyline and its housing market. ●

Traffic Calming Coming Soon!

On December 5, 2023, City Council approved a 6-month installation of traffic calming devices on Clifton Way between Robertson and La Cienega Boulevards, including:

- | | |
|-------------------------|-------------------------|
| Traffic Circles: | Clifton/Arnaz |
| | Clifton/Le Doux |
| Curb Extensions: | Clifton/Hamel |
| | Clifton/Willaman |
| | Clifton/Carson |
| | Clifton/Stanley |



Example Traffic Circle



Example Curb Extensions

Installation is anticipated to begin in March 2024. For questions, contact the Public Works Department at AskPW@beverlyhills.org or (310) 285-2467.



Visit beverlyhills.org/cliftonledoux for more information on the project.



www.beverlyhillscourier.com

Independent Spirit Awards – Original, Independent and Perplexing

BY NEELY SWANSON

Awards season is upon us once again with the culmination of the Oscars on March 10 at the Dolby Theater in Hollywood. There are only so many Saturdays and Sundays to go around and this year the Independent Spirits will occur on Saturday, Feb. 24, the same night at the SAG Awards. Even time travel will not allow nominated actors to be in both places at the same time, and I warrant that they'll opt for the warmth of the Shrine Auditorium and the possibility of being seen on Netflix rather than at the Independent Spirits under a tent in the parking lot of the Santa Monica Pier, televised on www.youtube.com/imdb.

I love the Independent Spirits because their mandate is to recognize diversity, innovation and uniqueness of vision. This is not so much an effort to be woke but to try and see what the mainstream media doesn't. Economy of means is another criterion. Can you see every penny at work on screen? The budget maximum for movies competing for an Independent Spirit is \$30 million, which sounds like a lot but not when you compare it to "Oppenheimer" (\$100 million), "Barbie" (\$140 million) and "Killers of the Flower Moon" (\$200 million). You will, no doubt, marvel like me at what the Spirit-nominated films were able to accomplish on considerably less money, sacrificing neither production values nor, in some cases, star-driven casts.

Chosen by special committee, there is one award specific to the Independent Spirits, and that is the John Cassavetes Award given to a first feature budgeted under \$1 million. Past winners, like Tom McCarthy, Mike White and Ava DuVernay have gone on to make an indelible mark on the industry.

That there are films nominated for both Academy Awards and the Independent Spirits make them, as far as I'm concerned, even more extraordinary. And many of the lesser-known independent films, by virtue of a nomination, will be picked up for distribution. I do have to say, sheepishly, that I'll often look at nominations I've never heard of and roll my eyes. And so often I've been wrong. If the film was reviewed for the Courier, the date will be in parenthesis as will my vote.

This year I watched every movie and TV submission that was available to be screened. I found some worthy and exceptional films that I wouldn't have seen otherwise. In a nod to expediency, I will pass on Editing, the John Cassavetes Award, Best Cinematography, Best Editing, Best Documentary and all 40 of the acting nominations. I keep wishing that Film Independent would find a better way to support gender inclusion other than lumping all actors together.

Best Feature

"All of Us Strangers" (Dec. 15) is a dense, existential treatise on life and death and its intersection. With a cast of major British actors, Andrew Scott, Paul Mescal, Jamie Bell and Claire Foy, it's definitely worth considering.

"American Fiction" (Dec. 22), nominated



Photo courtesy of Focus Features

Dominic Sessa, Da'Vine Joy Randolph, and Paul Giamatti in "The Holdovers"

for multiple Oscars, was a truly wonderful character study that dared to delve humorously into family drama and racial stereotypes. (My vote) (VOD)

"May December" is the challenging story of a woman and her husband 20 years after they had an affair when she was his teacher, and he was a middle schooler. A movie is about to be made about the scandal, sending a major Hollywood star to their doorstep doing research for her role as the teacher. The cast includes Julianne Moore, remarkable newcomer Charles Melton and Natalie Portman, who brings a subtle malevolence to her role as the intruder. (Netflix)

"Passages" follows the breakup of a marriage when Tomas (Franz Rogowski) betrays his husband (Ben Whishaw) as he begins a passionate but ill-thought-out affair with a woman. I was unmoved by the actions and characters in this unconvincing threesome. (Mubi)

"Past Lives," nominated for several Oscars, is a moving character study of a woman who left Korea as a child but held onto the memory of one special friend to whom she is still inexorably drawn. Bittersweet, this film is a lovely dissection of what it takes to become an adult, and how sometimes that path is interrupted in unanticipated ways. (Showtime)

"We Grown Now" is a lovely and sometimes harrowing story about two best friends as they navigate childhood, dangers and small joys under the cloud of the notorious Cabrini Green housing project in 1992 Chicago.

Best First Feature

Like last year's entries, this is a category of surprisingly sophisticated films. For me, it was hard to choose just one.

"All Dirt Roads Taste of Salt" put me to sleep (seriously). Theoretically (remember, I fell asleep) this is the story of a woman's life in rural Mississippi as told through cinematographic memories, all beautifully filmed and all impossible to follow chronologically. (VOD)

"Chronicles of a Wandering Saint" is the amusing tale of Rita who wants to gain sainthood at any price. In conversation with the spirits, she learns what she must do to ascend to the heavens. One false move, however, will keep her locked to this world forever in a form not of her choosing.

"Earth Mama" is a bleak look at what one single, pregnant mother must face while navigating what the state social service system demands of her. (Showtime)

"A Thousand and One" tells the story of one woman's devotion to her child against a foster service system that would tear them

apart (I'm sensing a theme here). Inez disappears into the wind with her son Terry, trying hard to provide the best for her gifted son. I guarantee you won't guess the twist at the end. (Amazon Prime)

"Upon Entry" is the whole package. A young married couple has arrived in Miami from Spain, visas in hand. They are about to embark on a whole new life, one with endless promise. The only thing standing in their way is the customs and immigration officer who has pulled them aside for questioning that is grueling, tense and psychologically frightening. (My vote) (VOD)

Best Director

Celine Song, who won the DGA Award for first time feature film, is nominated for "Past Lives" (my vote). Also nominated are Ira Sachs for "Passages;" Todd Haynes, "May December;" Andrew Haigh for "All of Us Strangers" and William Oldroyd for the very fine thriller, "Eileen."

Best International Film

Not restricted to films submitted by their respective countries, this is a more competitive and interesting category than its counterpart for the Oscars.

"Anatomy of a Fall" (Oct. 13) (my vote) from France is actually Oscar-nominated for

Best Motion Picture of the Year and “The Zone of Interest” (Dec. 8) is nominated for the International Film Oscar. “Godland,” a Danish film was unavailable to view; “Mami Wata,” a Nigerian movie with a supernatural aspect; and “Tótem,” Mexico’s submission about a family tragedy seen through the eyes of a child.

The Best Screenplay and Best First Screenplay nominations were full of worthy contenders. Those that were also Oscar-nominated were “The Holdovers” by David Hemingson; “American Fiction” by Cord Jefferson (my vote); and “Past Lives” by Celine Song. Also nominated for Best Screenplay were “Birth/Rebirth” by Laura Moss and Brendan J. O’Brien and “Bottoms” by Emma Seligman and Rachel Sennott. For Best First Screenplay, the Oscar-nominated “May December” by Samy Burch and Alex Mechanik; “Theater Camp” by Noah Galvin, Molly Gordon, Nick Lieberman and Ben Platt (July 21); Tomás Gómez Bustillo for “Chronicles of a Wandering Saint;” Laurel Parmet for “The Starling Girl;” and Alejandro Rojas and Juan Sebastián Vasquez for “Upon Entry” (my vote).

Television

For the reasons mentioned above, I will not cover the performing categories.

Best New Non-Scripted or Documentary Series

“Deadlocked: How America Shaped the Supreme Court” is a lesson in the history of the United States illustrating how the more things change, the more they remain the same (my vote). (Showtime)

“Dear Mama,” the story of Tupac Shakur, a complex and inspirational young man who made a lasting impact and was gone too soon. (Hulu)

“Murder in Big Horn” is the story of Native American girls who go missing and are ignored by the criminal justice system. Not as urgent as it should be. (Showtime)

“Stolen Youth: Inside the Cult at Sarah Lawrence” is the fascinating story of a paunchy middle-aged man of no distinction who infiltrated his daughter’s dorm and recruited her roommates as his acolytes, spreading fear and loathing wherever he went. (Hulu)

“Wrestlers” is about a mid-level professional wrestling organization undergoing a change in ownership, as the stars, male and

female, continue to try to make their marks and get to the next level. (Netflix)

Best New Scripted Series

“Beef,” the Emmy-lauded series, starts with a road rage incident and morphs into so much more. (my vote). (Netflix)

“Dreaming Whilst Black.” Clever, dry, substantive, it follows the adventures of a young Black would-be filmmaker who faces microaggressions every day from well-meaning bosses uninterested in hearing what he has to say. (Showtime)

“I’m a Virgo” is the fantasy tale of a 13-foot-tall boy who leaves the smothering of his concerned parents to experience life

with kids his own age. Not my demographic. (Amazon Prime)

“Jury Duty,” already the winner of Best Ensemble, is about a fake legal case and its fake jury panel where everyone but one member is in on the joke, with actor James Marsden, in on the ruse, playing himself. One note, but it’s a funny one. (Amazon Freevee)

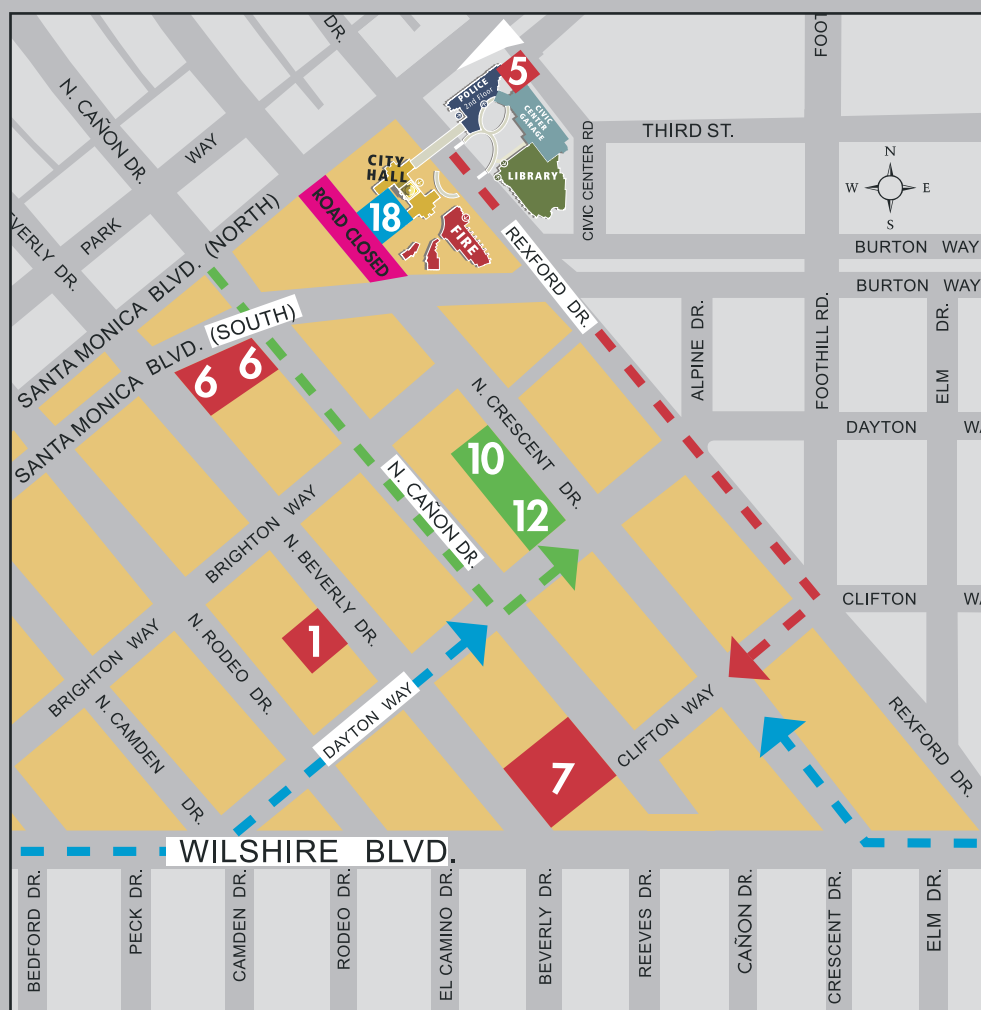
“Slip.” I must confess that I have no idea what this is about. Apparently, it’s on the Roku Channel and involves the fantasies of a bored wife. (I guess it wouldn’t be a show if she wasn’t bored.)

I can’t wait to see who wins. I wish I could say I was always in the vanguard but my record thus far is pretty poor. ●



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.

Vanity Fair Street Closures: Access to Local Businesses Maintained



Easy routes to N. Crescent Drive

FROM NORTH:

- ➔ South on N. Cañon Drive, left on Dayton Way, left or right on Crescent Drive
- ➔ South on Rexford Drive, right on Clifton Way, left or right on Crescent Drive

FROM SOUTH:

- ➔ Westbound on Wilshire Blvd., right on Crescent Drive
- ➔ Eastbound on Wilshire Blvd., left on Dayton Way

Parking Available

Self Park (1-hour free)

- 10 – 333 N. Crescent Drive
- 12 – 9361 Dayton Way

Pay as You Go Parking

- 18 – 450 N. Crescent Drive
- Garage entrance is accessible via S. Santa Monica Blvd.
Garage will be closed on March 10 for the event.

Self Park (2-hours free)

- 1 – 345 N. Beverly Drive
- 5 – 450 N. Rexford Drive
- 6 – 438 N. Beverly Drive & 439 N. Cañon Drive
- 7 – 241 N. Cañon Drive & 242 N. Beverly Drive

400 block of N. Crescent Drive will be **CLOSED** between N. and S. Santa Monica Blvd. from 10 p.m. Monday, February 26, 2024 until 10 p.m. Thursday, March 14, 2024.

More info at [BEVERLYHILLS.ORG/VANITYFAIR](https://www.beverlyhills.org/vanityfair)



NOTICE OF PUBLIC HEARING

DATE: Thursday, March 14, 2024

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: Citywide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **March 14, 2024**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE AND ZONING MAP: CLARIFY, ADD, OR CORRECT LANGUAGE RELATED TO HILLSIDE R-1 PERMIT REQUESTS FOR A SERIES OF WALLS; STATE LAW REQUIREMENTS FOR FAMILY DAYCARE HOMES AND DENSITY BONUS; RELIGIOUS INSTITUTIONS; NOTIFICATION REQUIREMENTS FOR ADJACENT NEIGHBOR MAILED NOTICE AND THE VIEW RESTORATION PROCESS; MULTIFAMILY GUEST PARKING STANDARDS; NEW CODE GRAPHICS ILLUSTRATING EXISTING STANDARDS FOR ACCESSORY STRUCTURE HEIGHT PLANE AND SERIES OF WALLS; REMOVAL OF EXPIRED STANDARDS FOR PET BOARDING FACILITIES; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The draft ordinance is intended to improve clarity, eliminate confusion, and streamline regulations of the Beverly Hills Municipal Code (BHMC) and bring it up to date with current state law. The amendments in the draft ordinance would affect topics including, but not limited to:

- **Series of Walls - Hillside R-1 Permit** – correct omitted reference to the Hillside R-1 process for series of walls (BHMC §10-3-2516F);
- **Family Daycare Homes**
 - o Comply with Senate Bill 234 (Skinner) by acknowledging state-licensed family daycare homes as permitted residential uses; modify permitted uses tables (§10-3-302; -401, -501, -601, -701, -801, -901, -1001, -1101);
 - o Remove public noticing, standards, and discretion for large family daycare homes (§10-3-253B; §10-3-408, -503, -702, -803, -902, -1002, -1103);
 - o Exempt family daycare homes from business tax registration requirements (§3-1-202);
 - o Update related definitions to reflect and implement requirements of Government Code Section 1596.78 (§10-3-100);
- **Religious Institutions**
 - o Revise terms to “Religious Institutions” throughout the BHMC for inclusivity and clarity of permitted uses (miscellaneous sections in Titles 4, 5, and 10);
 - o Amend Zoning Map to retitle the Church Zone as “Religious Institution Zone” (Zoning Map);
- **Adjacent Neighbor Noticing**
 - o Specify 100-foot radius requirement for adjacent neighbor noticing (§10-3-253A);
 - o Remove adjacent neighbor noticing requirement for view restoration to follow City’s historic noticing practice (§10-3-253B);
- **Multi-Family Guest Parking** - harmonize conflicting guest parking requirements for multi-family developments (§10-3-2817 and §10-3-2739);
- **New Code Graphics** – add graphics to the Zoning Code for accessory structure height plan and series of walls (§10-3-2516F and §10-3-2413C&D);

- **Density Bonus** – remove outdated sections and simplify reference to state law for density bonus (Article 15.2 of Title 3); and
- **Pet Boarding Facilities** – remove obsolete pet boarding facilities standards (§10-3-1620.3, §10-3-1604, §10-3-2003, and §4-2-1740).

Once the Planning Commission reviews the draft ordinance and provides a recommendation, the draft ordinance will be reviewed and considered by the City Council at a future meeting.

ENVIRONMENTAL REVIEW

The draft ordinance was assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15061(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does not extend to projects with no significant environmental effect. Additionally, the project is exempt under Section 15060(c)(2), because no direct or reasonably foreseeable indirect physical environmental changes are expected. As a result, staff recommends the Planning Commission find that the draft ordinance is exempt under these provisions from any further review under CEQA.

HOW TO PARTICIPATE IN THE PLANNING COMMISSION MEETING

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly. Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable. Planning Commission meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the Planning Commission Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

Public Comment Participation:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Email:** commentPC@beverlyhills.org
- **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/BevPublic>, enter passcode: 90210 when prompted.
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

How to Submit Public Comment (Email/Video):

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 Tuesday, March 5, 2024 will be attached to the agenda report regarding this item. Any comments received after Tuesday, March 5, 2024, 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 **Patrick Achis, Associate Planner** in the Planning Division at **(310) 285-1129**, or by email at pachis@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.

Sincerely:
Patrick Achis, Associate 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 PUBLIC HEARING

DATE: Thursday, March 14, 2024
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: **8955 Olympic Boulevard**
(Between Almont Drive and La Peer Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 14, 2024, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit Amendment. A request to amend an existing Conditional Use Permit (CUP) to establish luxury vehicle sales and service us (O'Gara Coach Company). The CUP was previously approved by the Planning Commission on November 12, 2020. The applicant has submitted a request to amend the previously approved plans and hours of operation. The amendment request includes exterior modifications that will maintain the existing height of the building and a reconfiguration of the surface parking lot and that includes the addition of shade canopy. Proposed interior modifications include an interior car wash bay and fifteen (15) vehicle stackers for stored vehicles. The amendment request includes a modification to the previously approved hours of operation to extend closing from 6:00 P.M. to 7:00 P.M., and also to add Sunday operating hours.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the State CEQA Guidelines, which is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from the environmental requirements of CEQA, pursuant to Section 15301.

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://www.beverlyhills.org/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 the end of the day on Tuesday, March 5, 2024, will be attached to the agenda report regarding this item. Any comments received after Tuesday, March 5, 2024, 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 **Alexandria Smille, Associate Planner** in the Planning Division at (310) 285-1162, or by email at asmille@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely:
Alexandria Smille, Associate Planner

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). 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.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its meeting to be held on **Monday, March 18, 2024, starting at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing 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 City Council 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 further information of local knowledge and data within the Affirmatively Furthering Fair Housing (AFFH) section of Appendix A, and revisions to the suitable 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. The Planning Commission will be reviewing the Housing Element at a special meeting on Thursday, February 29, 2024, starting at 11:00 AM.

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 City Council packet for this meeting date, on www.beverlyhills.org/citycouncilmeetings, 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 City Council will consider the adoption of the addendum to the previously adopted MND.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Members of the public may participate in the meeting by attending in-person or telephonically; and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

Public Comment Participation:

- Oral Comment/Listen only: (310) 288-2288
- Email: cityclerk@beverlyhills.org
- Video (during public comment only): <http://beverlyhills.org/comment>
- To Watch Video Live: <http://beverlyhills.org/live> or
- On-Demand: <http://beverlyhills.org/citycouncilmeetings>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council/Parking Authority. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length in the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.

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

In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

If there are any questions regarding this notice, please contact **Chloe Chen** in the Community Development Department at (310) 285-1194, or by email at cchen@beverlyhills.org. Please also contact the planner listed here to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED, City Clerk

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). 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.

DARROW BUILDING, from page 1
room and modified loading dock in the building's rear.

But some concerns remained, and weeks after staff was directed to write the draft resolution, representatives for the Peninsula and Impact requested additional modifications to conditions on live events, the terrace kitchen and the start time for construction. After roughly an hour of discussion on Feb. 20, the council approved most of the Peninsula's proposals, and rejected Impact's request for an early construction start time.

"As I stated earlier, I am willing to support the requests that were given to us," Councilmember Lili Bosse said. "I think they're fair, I think they're reasonable, I think they're in keeping with the conversation we had until two in the morning [in January]."

During that hearing, the council decided that "high noise-generating construction activities" would not start before 9:30 a.m., though Impact representatives on Feb. 9 requested that this be changed to 9 a.m., City Planner Masa Alkire said.

A week later, Peninsula representatives asked that the council maintain the 9:30 a.m. start time and requested that live events be prohibited from the terrace and that Darrow staff install new mechanical and ventilation systems for a kitchen on the building's terrace.

Attorney Victor De la Cruz, on behalf

of the Peninsula, said that construction on the nearby Rosewood Residences does not start until 9:30 a.m., "out of an effort to be a good neighbor, and we think that's appropriate here."

Impact attorney Benjamin Hanelin, however, claimed that conditions imposed on the Rosewood project allow construction to begin at 9 a.m., which is already a full hour after the city standard of 8 a.m. He added that starting construction at 9:30 a.m. would exacerbate costs and lengthen the construction process.

The council members were firm in their decision to prohibit construction before 9:30 a.m. They also said it was unnecessary to add conditions restricting live entertainment, given that the municipal code prohibits such events outside of the business triangle, and given that the draft resolution limits terrace attendance to 17 people and requires that the project be returned to the Planning Commission for review if there are more than three noise complaints.

"That is superfluous, and it wasn't brought up at the time [of the January hearing] so I'm okay with the way [the resolution] is," Vice Mayor Lester Friedman said.

De la Cruz's request that Darrow staff install new kitchen and ventilation equipment to "filter odors" spurred the most debate.

"If they can do this, surely the Darrow

building can," De la Cruz said. "Barbecues, smell and smoke simply are not something that the Peninsula's most discerning guests could tolerate."

While De la Cruz said that his team sent Impact a sampling of ventilation systems ranging between approximately \$2,000 and \$3,000, Impact representatives said the costs could end up being much higher after installation and other factors are accounted for.

"We're not talking about a kitchen serving ... 200 people. It's just a little grill," Hanelin added. "This idea that this little grill is going to create, if you look at their language – 'noxious fumes' ... I think that's just overkill."

Friedman proposed implementing a "dollar cap" on the ventilation costs and sending the project back to the Planning Commission if the costs exceeded that cap, but Councilmember Sharona Nazarian worried that would cause unnecessary delays.

Bosse said she did not feel comfortable assigning a cap when none of the councilmembers or applicant and appellant representatives could agree on a fair number, and Friedman said he would accept the new condition regardless of the costs.

"I don't think it's going to be a high amount of money," he said.


The council voted 4-0 in favor, with Councilmember John Mirisch absent. There were no public comments.

The Feb. 20 decision caps off Impact's months-long effort to push the project through the approval process. After the Planning Commission approved the project on July 13, 2023, Peninsula representatives filed an appeal petition on July 26, claiming the project materials did not accurately reflect long-term impacts on the Peninsula, the project would severely increase traffic and reduce parking, and the terrace would cause noise and privacy issues for hotel guests.

In a Jan. 22 letter to the City Council, Hanelin wrote that "the appeal is entirely without merit and should be denied." He added that "while we have been unable to resolve all issues," there have been meaningful discussions between the parties, and he offered as "an alternative path" many of the changes that were adopted in the draft resolution.

Constructed in 1946 and designed by master architect John Lautner, the Darrow is a prominent example of Late Modern architecture and is particularly notable for its long horizontal louvers—angular slats that let in light—stacked on the exterior walls.

The project is being designed by architect Hagy Belzberg, who also designed Holocaust Museum LA. ●








Next stop: more subway.


D LINE SUBWAY EXTENSION PROJECT
Section 2 – Beverly Hills Update

WILSHIRE/RODEO STATION WORK

Appendage excavation and construction activities will continue on S Beverly Dr, S Canon Dr and on the north side of Wilshire Bl adjacent to the alley west of Crescent Dr. The S Canon full closure at Wilshire Bl will remain in place.

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MIXED USE, from page 1

from the reduced setback, loss of privacy from the buildings' balconies and a belief that the density bonuses were calculated incorrectly.

Councilmember John Mirisch had asked that the matter be placed on the Study Session agenda to determine if a formal review was warranted. He was unable to attend the session due to illness, however.

Nevertheless, the remaining four City Council members listened intently as approximately two dozen residents shared their vehement objections to the project.

"It will destroy our privacy, clog our streets and fill our sidewalks with strangers causing increased crime," said Maple Drive resident Larry Mattson. "What these developers are doing is trampling our right to the pursuit of happiness."

Councilmembers were sympathetic to residents' concerns, but also aware of the fact that they cannot override the state's density bonus law. City planning staff also addressed residents' concerns about the density bonuses and confirmed that they were correctly calculated using the most up-to-date formulas provided by the state.

"Sacramento is forcing us to do stuff that we really don't want to do, and I think in our hearts nobody up here is happy for having to do this. It's not what we want for our city," said Mayor Dr. Julian Gold. "But we're in this unfortunate place of really having nowhere to go."

Several of the residents asked the city to challenge the state density bonus law in court. However, Councilmembers were unwilling to do so citing a low likelihood of success and the fact that the city is already

in trouble with Sacramento for failing to meet the state's ambitious housing goals.

The city is already facing a lawsuit over its housing policy and is currently appealing a Los Angeles Superior Court Ruling which, if upheld, would prevent the city from issuing all building permits—except those that add to the city's overall housing stock—until the state approves its Housing Element.

"I think everybody in this room understands the importance of getting an approved Housing Element and just how essential that is for us," said Councilmember Lili Bosse. "We don't want our city to lose more control to the state."

Councilmember Sharona Nazarian said that while she would love to challenge the density bonus law in court, the city of San Diego has already filed such a suit and been defeated.

"I wish there was more that we could do as far as having a say over state law, but even this has gone to the Court of Appeals," she said, referencing the San Diego case. "So, if we were to even go against this decision, it has already gone to court."

Nazarian assured residents that the city will pay close attention to the impact of construction noise and traffic created by the project and take appropriate action if problems emerge.

"I wish that there was more that we could do as a council," she said. "I know that the city is going to do what they can to help mitigate the impact that this project is going to have on the residents and our community as far as construction noise and parking restrictions." ●

Can't Sleep? Ten Tips to Guide You to a More Restful Night

BY EVA RITVO, M.D.

Quality sleep is the foundation of good health and well-being. It's during sleep that our bodies repair themselves, our brains consolidate memories, and our immune systems strengthen. As we go through life, our sleep needs change. The average adult requires 7-8 hours a night. A small percentage of the population, known as "short sleepers," can function optimally on significantly less. This appears to be a genetically transmitted trait and not something most should aspire to.

Insomnia characterized by difficulty falling or staying asleep is often linked to stress and lifestyle and may be improved by following these guidelines. However, it can also be the symptom of a sleep disorder, medical condition, or medication side effect and needs evaluation and treatment by a sleep specialist. "Sleep is a basic human drive, if it isn't easy or restful - seek help," says sleep doctor Avinesh Bhar, M.D.

Tips for Better Sleep

1. Maintain a Consistent Sleep Schedule: Keep a regular bedtime and wake-up time, even on weekends. Exposure to morning sunlight helps establish a healthy circadian rhythm. Avoid staying indoors all day, especially if working from home, as this can contribute to sleep difficulties. Make sure you are getting enough physical exercise during the day and avoid heavy exercise late in the evening. A heavy meal too close to bedtime can also disrupt sleep.

2. Limit Electronic Devices: Turn off all devices at least an hour before bedtime. The blue light they emit interferes with melatonin production, which regulates sleep-wake cycles. Consider using blue light filters on devices and in glasses for evening hours. Keep your cell phone silenced and away from your bed. Read physical books.

3. Learn to Unwind: Listen to soft music, guided meditation or nature sounds to calm your mind and body. Use your evenings to relax. Most problems are best solved during the day when our minds are sharpest, and we can solicit advice as needed. Unplug from the news before dinner whenever possible. Avoid TV shows or books that raise your level of stress or anxiety as this will make it difficult to fall and stay asleep. Consider writing a "to-do list" to help your mind relax. Reflect on what you are grateful for and or looking forward to. Prayer is soothing for many.

4. Reserve the Bed for the Three S's: Use your bed only for sleeping, sex and sickness. This helps your brain associate the bed with sleep. If you find yourself tossing and turning for over 20 minutes, move to a different area and read or listen to something soothing until you feel you are ready to try again.

5. Watch Your Intake: Avoid caffeine



after 3 p.m., remembering that chocolate, tea and many sodas contain caffeine. Adjust this timing if needed, especially as sensitivity can increase with age. Sugar should also be avoided in the evenings. Some like to drink herbal tea with kava or chamomile in the evening but limit fluid intake after dinner if you find yourself waking up to urinate during the night. Foods that may help you sleep include almonds, spinach, avocados, milk, turkey, fatty fish, walnuts, white rice and more.

6. Avoid Alcohol: Alcohol might help you fall asleep but prevents you from cycling into the deep stages of sleep, leaving you feeling unrefreshed in the morning.

7. Create an Optimal Sleep Environment: Keep your bedroom dark, quiet, and at a comfortable temperature. While around 67 degrees is often recommended, adjust according to your preference and local climate. Mattresses now come with many options for postural and temperature control and can be well worth the investment. Some couples opt to sleep in separate rooms on occasion or consistently to protect the integrity of their sleep. Make sure to make time for physical connection at other times if you choose this option.

8. Release Oxytocin the "Love Hormone": Physical intimacy releases this powerful substance in our body. Oxytocin has been shown to help induce sleep, enhance REM sleep and even help regulate circadian rhythm thereby improving our sleep quality. A warm bath or shower, wrapping yourself in a warm or weighted blanket or cuddling with a pet can also be helpful.

9. Be Cautious with Sleep Aids: For

short-term use, over-the-counter sleep remedies and prescription medications may be helpful but have risks. Always consult your doctor for the best advice. Multiple studies have shown that Cognitive Behavioral Therapy for Insomnia (CBT-I) is as effective or more effective than medication for treating insomnia. For more on that, read "Overcoming Insomnia" by Jack D. Edinger or "The Insomnia Workbook" by Stephanie Silberman.

10. Use Sleep Tracking Devices: Devices like the Oura Ring and the Whoop Strap track sleep stages, heart rate variability and respiratory rate, offering insights into sleep quality and patterns. Alarms like Sleepzy are designed to wake you during light sleep making the transition to wakefulness easier.

Many people suffer from undiagnosed or under-treated sleep disorders which require specific interventions such as the following:

Sleep Apnea: Characterized by pauses in breathing or shallow breaths, leading to snoring, frequent awakenings and daytime tiredness.

Restless Leg Syndrome (RLS): A neurological disorder causing an irresistible urge to move the legs.

Narcolepsy: Excessive, uncontrollable daytime sleepiness and sudden sleep attacks.

Circadian Rhythm Disorders: Disruptions in the body's natural sleep-wake cycle, common in shift workers or those with jet lag.

If you are concerned you may be experiencing any of these disorders or if you have persistent insomnia, it's crucial to consult your doctor or a sleep specialist. (Dr. Bhar and his group can be accessed online at <https://www.sliiip.com>.) If you have been using a Phillips sleep machine, your product has been recalled so make sure to check immediately with your healthcare provider.

In an era where stress is ubiquitous and sleep difficulties are common, prioritizing a good night's sleep is an essential step on your wellness journey. With the right tools, practice, patience and appropriate medical advice, you can empower yourself to achieve restful nights and more energetic days.

"Sleep...Chief nourisher in life's feast."
-Shakespeare ●



Beverly Hills Courier columnist Dr. Eva Ritvo is a psychiatrist with more than 30 years' experience practicing in Miami Beach. She is the author of "Bekindr-The Transformative Power of Kindness" and the founder of the Bekindr Global Initiative, a movement to bring more kindness in the world. She is the co-author of "The Beauty Prescription" and "The Concise Guide to Marriage and Family Therapy." She is also the co-founder of the Bold Beauty Project, a nonprofit that pairs women with disabilities with award-winning photographers creating art exhibitions to raise awareness. Dr. Ritvo received her undergraduate and medical degrees from UCLA, and psychiatry residency training at Weill Cornell Medicine.

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). You've watched a person get it wrong multiple times, but you keep hoping for a breakthrough. As for your own scene, continue approaching the problem from different angles. There's no shame in making mistakes, especially new ones.

TAURUS (April 20-May 20). You'll refrain from asking questions you don't want to know the answer to, and you'll hold back when you actually do want to know the answer, too. You'll learn more when you let people tell you when they are ready.

GEMINI (May 21-June 21). The older people want to be younger, the younger people want to be older, and the wise of any age won't even give it a second thought, because they are too busy seizing the day with all the faculties they have.

CANCER (June 22-July 22). Your words have more power than you might expect. Since you'll be taken quite seriously, speak carefully and decide what's worth expressing. This may require soul searching and/or taking stock in your beliefs.

LEO (July 23-Aug. 22). "Safety first" works as a motto of the physical realm, though you're more daring when it comes to your heart. Small risks will thrill you, sending a charge of vitality. It's uncomfortable to put your emotions on the line, but the rewards are well worth it.

VIRGO (Aug. 23-Sept. 22). Life's delights will come to you like a treat -- sweetness protected within a thin, form-fitting emotional foil like the wrapper of a chocolate heart. You'll get to decide what to swallow, share or save.

LIBRA (Sept. 23-Oct. 23). You'll be visited by a persistent and fascinating idea. Be warned: if you take this one on, it will be with you for a long time. It behooves you to do deep research, gather a wide array of opinions and thoroughly investigate the hypotheticals.

SCORPIO (Oct. 24-Nov. 21). It's nice to hear thunderous applause at the conclusion of your work, though unless you're an opera singer or a professional athlete, most of your work gets turned in without the fanfare. The better you get at supplying your own enthusiasm, the more successful you'll be.

SAGITTARIUS (Nov. 22-Dec. 21). Where love is unconditional, there's no need for things like judgment or forgiveness.

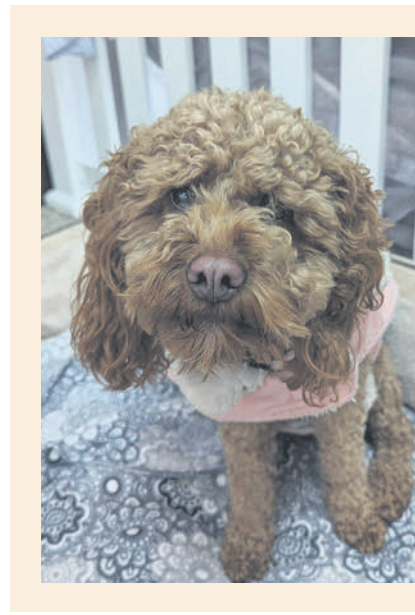
The heart remains open to the many facets, incarnations and outcomes a person can embody.

CAPRICORN (Dec. 22-Jan. 19). You're a genius at finding the right tone to unlock doors and matching your solutions to the problem at hand. You'll use the sort of intelligence that is most relevant and helpful. You'll stay on the lighter side of things.

AQUARIUS (Jan. 20-Feb. 18). You don't have to have a lofty goal to change the

world. It's the simple things that make a difference -- to grow something or someone, to be a peacemaker, to entertain or make someone smile -- all ways to a better world.

PISCES (Feb. 19-March 20). Though you fully recognize that there are no guarantees, you'll take steps to maximize your chances of positive outcomes. You'll rise to meet a challenge, taking the healthy risks with a reasonable probability of success



Meet Gingie, this week's eligible dog for adoption. She is a 3-year-old, 20-pound poodle mix. To give Gingie a new home, please contact Shelter of Hope at 805-379-3538.

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Fun and Games

SUDOKU
02/23/24 ISSUE

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02/16/24 ISSUE

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PUZZLE ANSWERS
02/16/24 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
02/23/24 ISSUE

BRIGHT IDEAS

BY PETER KOETTERS / EDITED BY WILL SHORTZ

Peter Koettters is a pediatrician in Pasadena, Calif. This is his fifth crossword for The Times since 2012 and first Sunday. His interest in constructing was piqued by the 2006 documentary "Wordplay," in which he saw Merl Reagle go through the steps of creating a puzzle. He thought, I wonder if I can do that? Peter says his puzzlemaking is intermittent. "My wife hates it when I wall myself off for days working on these things." — W.S.

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| <p>ACROSS</p> <p>1 ___ Pérignon</p> <p>4 Result of a sand save, in golf</p> <p>7 Letter-shaped groove used in framing</p> <p>12 Subway stop: Abbr.</p> <p>15 Chicago Booth offering, in brief</p> <p>18 Computer text standard</p> <p>20 "If all goes well ..."</p> <p>21 Shook a leg</p> <p>23 Traditional Indonesian percussion orchestra</p> <p>24 Baseball manager who once instructed his team to "pair up in threes"</p> <p>25 It may be a lot outside the city</p> <p>26 180s</p> <p>27 <i>It helps you get the picture</i></p> <p>30 Sportscaster Hershiser</p> <p>31 Annual Pebble Beach event</p> <p>33 "That is hilarious!"</p> <p>34 Cite</p> <p>35 Food-pyramid group</p> <p>37 Orange-juice specification</p> <p>39 Place for poissons</p> <p>41 IV placers</p> <p>42 Support staff: Abbr.</p> | <p>47 Hostile party</p> <p>48 Blue ___ (symbol of Delaware)</p> <p>51 "The Terrible" czar</p> <p>53 Mirror</p> <p>55 Sad response to "How was the game?"</p> <p>57 Feel discontented</p> <p>58 Having knobby bumps</p> <p>59 Heretofore, poetically</p> <p>60 Metal receptacle by a fireplace</p> <p>61 College student's earnings</p> <p>62 Student's do-over</p> <p>63 Table scraps</p> <p>65 Absinthe flavoring</p> <p>66 1974 C.I.A. spoof</p> <p>67 Brand name on a Go-Gurt box</p> <p>70 Hovers menacingly</p> <p>71 Like a tuxedo bib</p> <p>75 Athlete Arthur</p> <p>76 Alley ___</p> <p>78 Leaves on the shelf?</p> <p>79 Sportage automaker</p> <p>80 Language with 44 consonant symbols</p> <p>81 "___ knows?"</p> <p>82 Back in the day</p> <p>83 Suffix with east or west</p> <p>84 Rubik with a cube</p> <p>86 Fertility-clinic donations</p> <p>87 Ohio home to Cedar Point, the "Roller Coaster Capital of the World"</p> <p>89 Airline to Oslo</p> <p>90 Guys in commercials</p> | <p>92 Steering implement</p> <p>93 Burdensome amount</p> <p>95 Giant Mel</p> <p>96 Shelley's "___ Skylark"</p> <p>97 Leave one's mark, in a way</p> <p>99 Spot</p> <p>100 One with two years to go, informally</p> <p>102 270° from sur</p> <p>105 Hide ___ hair</p> <p>106 Prepare to skate</p> <p>108 Soldier's helmet, in old slang</p> <p>110 Place to find a crook</p> <p>111 Downhearted</p> <p>113 After-school helper</p> <p>115 Blanket</p> <p>117 Lab dropper</p> <p>118 Character with character</p> <p>119 Welcome policy at a bar</p> <p>120 Bagel topper</p> <p>121 Anthony of "In the Heights" and "Hamilton"</p> <p>122 Seventh heaven</p> | <p>9 Poet Federico Garcia ___</p> <p>10 Talk show host nominated for an Academy Award</p> <p>11 Whisper from Don Juan</p> <p>12 Lacking</p> <p>13 Sashimi choice</p> <p>14 Verb in some tautologies</p> <p>15 The "thing" in "Is this thing on?"</p> <p>16 Che Guevara wore one</p> <p>17 "Easy on Me" singer</p> <p>19 Activist Chavez</p> <p>22 Director Walsh of old Hollywood</p> <p>28 Bygone tape type</p> <p>29 Seeming eternity</p> <p>32 Italian dipping sauce</p> <p>34 Netflix series starring the Fab Five</p> <p>36 Legacy of 72-Down, seven of which appear among this puzzle's answers and one more suggested by the black squares in the middle of the grid</p> <p>38 <i>Something that's big with the current generation?</i></p> <p>39 Actress Sorvino</p> <p>40 Some nights of celebration</p> <p>42 Ethically indifferent</p> <p>43 Tangential remarks</p> <p>44 When the original Big Five ruled Hollywood</p> <p>45 Magical objects</p> |
|---|---|--|---|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

- | | | | |
|--|---|--|--|
| <p>46 Union members</p> <p>49 Those, in Spanish</p> <p>50 Cereal-box abbr.</p> <p>52 Designer Miller</p> <p>53 Relative of Ltd.</p> <p>54 Hosp. areas</p> <p>56 Unleashes upon</p> <p>64 <i>Bygone tape dispenser</i></p> <p>66 <i>Failed device meant to communicate with the dead</i></p> <p>67 Swerves at sea</p> | <p>68 Org. that sets worker exposure limits</p> <p>69 <i>Object in the classic painting "His Master's Voice"</i></p> <p>72 With [circled letters reading clockwise], American icon born 2/11/1847</p> <p>73 Common spot for a wasp nest</p> <p>74 Primatologist Fossey</p> <p>77 You can trip on it in the desert</p> | <p>79 Didn't stop</p> <p>82 Sharer's possessive</p> <p>85 Late harvest mo.</p> <p>88 Novelist Brown</p> <p>91 Tilling tool</p> <p>94 Without gender, in Latin</p> <p>95 Egyptian god of death and rebirth</p> <p>97 Barbershop sounds</p> <p>98 Kind of bond</p> <p>99 Seasonal inflatable</p> | <p>101 Chaos</p> <p>103 Tastes</p> <p>104 Board of a cosmetics company?</p> <p>106 Bard's instrument</p> <p>107 Cougar</p> <p>108 Hideki ____, W.W. II prime minister</p> <p>109 P.I.s, e.g.</p> <p>112 Gender abbr.</p> <p>114 Cat's pa</p> <p>116 Turn bad</p> |
|--|---|--|--|

Fine Arts

Fine Arts Theatre Beverly Hills | 8556 Wilshire Blvd | (424) 438-4013 | www.fineartstheatrebh.com

PLAYING IN

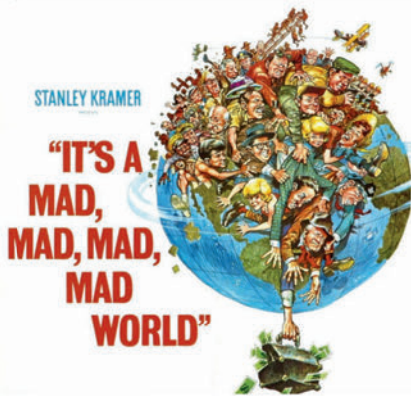


www.fineartstheatrebh.com

70mm



In person Q&A
Patty Jenkins



MARCH 17TH
2:00 PM

APRIL 13TH
2:00PM

MAY 12TH
2:00PM

JUNE 9TH
2:00PM & 7:30PM



LINE UP

Last Tango in Paris
A Place in the Sun
Godfather Part II



April 19th-21st
Tickets only
\$0.25!

DOUBLE FEATURES

The Mummy (1932) & Nosferatu (1922)
Lemon/Curtis - The Great Race & Some Like it Hot
Mel Brooks - Blazing Saddles & Young Frankenstein



Super Star Wars Spectacular

Fine Arts Theatre Beverly Hills | 8556 Wilshire Blvd | (424) 438-4013 | www.fineartstheatrebh.com

 Star Wars: The Phantom Menace Fri May 24th 7pm	 Star Wars: Attack of the Clones Fri May 24th 10pm	 Star Wars: Revenge of the Sith Sat May 25th 2pm
 Star Wars: A New Hope Sat May 25th 5:15pm	 Star Wars: Empire Strike Back Sat May 25th 8pm	 Star Wars: Return of the Jedi Sun May 26th 12:30pm
 Star Wars: The Force Awakens Sun May 26th 3:45pm	 Star Wars: The Last Jedi Sun May 26th 7pm	 Star Wars: The Rise of Skywalker Sun May 26th 10:15pm

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Plan your next birthday or other event with a private screening or party at the Fine Arts Theatre Beverly Hills!

Public Notices

Police Blotter

Public Notice of Unclaimed Funds Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City's possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City's possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on April 17, 2024 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below. Any claim for these unclaimed funds must be received by the City no later than 5:30 pm on April 16, 2024. Claims should be filed with the City of Beverly Hills, Accounting Division, Attn: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be obtained from the Accounting Division or on the City's website at: <http://www.beverly-hills.org/unclaimedfunds>. Proof of identity will be required.

8825 Wilshire LLC 117.53, 901 N Bedford LLC 1,200.00, Aashish Anil Waghachoure 79.81, Adam Bulatewicz 35.11, Amar Khelloufi 50.00, Anchor Street Collective 463.00, Ashley Ritterbush 96.00, Bette Philbin 17.00, Blue Shield of California 1,231.70, Bob Nassir 96.00, Brenda Rust 185.90, Career Development Institute 96.00, Central Productions, LLC 1,761.50, Chen Qinyi 58.00, Christopher Esse 20.95, City Of Irvine 200.00, Creative Blood Agency 1,007.50, Crystal De Souza 17.00, Daymond Ebanks 183.00, Department Of Health Care Services 186.60, Eli Nazarian 37.00, Empire At Burton Way, LLC 56.25, Fitness Retailer LLC dba CA Home Fitness 143.28, Gena Beltran 184.00, Genoveva Urteaga 192.00, Georges Bohbot 285.54, Guan Bowen 93.00, Hope Easton 757.57, Jacob Morrow 130.00, Jam Fire Protection Inc 2,168.21, James Brubaker 474.51, Jill Wanera 17.00, Jonas and Company, Inc. 107.00, Joshua Anderson 180.33, Justine Freeman 17.00, Kazu Namise 37.00, Kenneth Richard 378.20, Kennith Marchand 120.00, Kim Winberry 100.00, Kimberly Smith Kay 1,342.33, Kyle Mehrian 325.00, L.A. Hydro-Jet & Rooter Svc Inc. 1,930.00, Lakeshore Entertainment 1,596.75, Leslie D Kazadi 790.60, Leslie Lobel 17.00, Linda Hunt 1,267.45, Masha Krakovskaya 100.00, Matte Finish, LLC 56.50, Matthew N. Magienicki 93.00, Minie Zhang 17.00, Nikol Kovalchuk 1,000.00, Pacific 2.1 Entertainment Group, Inc. 1,763.50, Paula Crosby 59.00, R Malone Inc 262.50, Ramin Rabbani Md Inc 257.71, Ranjit Korah 5,000.00, Rar2- BH Retail Qrs, LLC 267.88, Rar2- BH Retail Qrs, LLC 263.33, Red Pepper Farm, LLC 1,126.50, Robert Rabinowitz 200.00, Shemuel M Ezran 275.38, South Bay Fire/Arson Task Force 200.00, T5 Enterprise Solutions, LLC 995.00, Taylor M. Smith 63.00, The Realreal Inc 287.00, Tsoi Ma 17.00, Urban Outfitters West 1,344.27, Virginia Maas 17.00, Yasuko Kraines 164.53.

FICTITIOUS BUSINESS NAME STATEMENT **2024 018621** The following is/are doing business as: **1) LO SPAZIO**
2) LO SPAZIO JEWELRY
2029 Century Park East #400 Los Angeles, CA 90067; OPES INTERNATIONAL & CO., INC. 2029 Century Park East #400 Los Angeles, CA 90067; The business is conducted by: **A CORPORATION**, AI #ON 26-0291915 registrant(s) has NOT begun to transact business under the name(s) listed: **OPES INTERNATIONAL & CO., INC. Orawan Abba, Vice President**; Statement is filed with the County of Los Angeles: January 26, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2024014966** The following is/are doing business as: **WINE CHEESE ETC.**
2938 Clark Ave. Lon Beach, CA 90815; Murray's Wine Cheese Etc., LLC. 2938 Clark Ave. Lon Beach, CA 90815; The business is conducted by:

A LIMITED LIABILITY COMPANY registrant(s) has NOT begun to transact business under the name(s) listed: **Murray's Wine Cheese Etc., LLC., Stephen Murray, Managing Member;** Statement is filed with the County of Los Angeles: January 22, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2023276972** The following is/are doing business as: **MORNINGSTAR PRODUCTIONS**
10850 Wilshire Blvd. #500 Los Angeles, CA 90024; ROY CAMPANELLA II 10850 Wilshire Blvd. #500 Los Angeles, CA 90024; The business is conducted by: **AN INDIVIDUAL** registrant(s) has begun to transact business under the name(s) listed on December 2023: **Roy Campanella II, Owner;** Statement is filed with the County of Los Angeles: December 28, 2023; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2024021629** The following is/are doing business as: **DELAWARE PROPERTIES**
11022 Santa Monica Blvd #280 Los Angeles, CA 90025; ABRAHAM YERMIAN 11022 Santa Monica Blvd #280 Los Angeles, CA 90025; VANESSA YERMIAN 11022 Santa Monica Blvd #280 Los Angeles, CA 90025; The business is conducted by: **A GENERAL PARTNERSHIP** registrant(s) has NOT begun to transact business under the name(s) listed: **Abraham Yermian, General Partner** Statement is filed with the County of Los Angeles: January 30, 2024; Published: February 2, 9, 16, 23, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2024015274** The following is/are doing business as: **VENTURA TOWNEHOUSE**
4900 Telegraph Road, Ventura, CA 9300; PACIFIC VIEW OF VENTURA, INC 22041 Clarendon St. Ste 100, Woodland Hills, CA 91367; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed on April 2012: **PACIFIC VIEW OF VENTURA, Yaacov Isaacs, President;** Statement is filed with the County of Los Angeles: January 23, 2024; Published: January 26, February 2, 9, 16, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2024028375** The following is/are doing business as: **1) BEVERLY HILLS COURIER TRAVEL**
2) BEVERLY HILLS COURIER DESTINATIONS
499 N. Canon Drive #212 Beverly Hills, CA 90210
BH Courier Acquisition, LLC 499 N. Canon Dr. #212, Beverly Hills, CA 90210; The business is conducted by: **A LIMITED LIABILITY COMPANY** AI #ON 20193537403 registrant(s) has NOT begun to transact business under the name(s) listed: **BH Courier Acquisition, LLC, John Bendheim, Managing Member;** Statement is filed with the County of Los Angeles: February 7, 2024; Published: February 9, 16, 23, March 1, 2024 LACC N/C

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

**WE PUBLISH DBA'S,
SUMMONS
NAME CHANGE, BIDS
AND TRUSTEE'S SALE
FOR MORE INFO CALL US
AT 310-278-1322**

The following incidents of assault, burglary, DUI arrest, robbery, theft and vandalism have been reported. Streets are usually indicated by block numbers.

ASSAULT - SIMPLE	ROBBERY	
2/19/2024, 8 p.m. at 400 Block of N. CANON DRIVE	2/19/2024, 5:06 a.m. at 300 Block of S. REXFORD DRIVE	2/16/2024, 12 p.m. at 200 Block of N. RODEO DRIVE
2/16/2024, 7 p.m. at 100 Block of N. LA CIENEGA BLVD.	2/18/2024, 1:52 p.m. at 400 Block of N. RODEO DRIVE	2/14/2024, 10:10 a.m. at 100 Block of S. BEVERLY DRIVE
2/13/2024, 1:35 p.m. at 9700 Block of S. SANTA MONICA BLVD.	2/16/2024, 3:30 p.m. at 9700 Block of WILSHIRE BLVD.	2/13/2024, 12 a.m. at 9100 Block of WILSHIRE BLVD.
		2/11/2024, 7:30 p.m. at 200 Block of S. ROBERTSON BLVD.
BURGLARY - FROM A MOTOR VEHICLE	THEFT - GRAND	
2/14/2024, 12:15 p.m. at 600 Block of ARDEN DRIVE	2/14/2024, 5:40 p.m. at 200 Block of N. ROBERTSON BLVD.	2/10/2024, 2:50 p.m. at 400 Block of N. RODEO DRIVE
2/13/2024, 11:30 p.m. at 300 Block of REEVES DRIVE	2/11/2024, 2:13 p.m. at 9700 Block of WILSHIRE BLVD.	2/9/2024, 2:50 p.m. at 200 Block of S. BEVERLY DRIVE
2/10/2024, 4 p.m. at 200 Block of S. DOHENY DRIVE	2/10/2024, 4:31 p.m. at 9600 Block of WILSHIRE BLVD.	2/8/2024, 7:07 p.m. at 200 Block of S. BEVERLY DRIVE
2/9/2024, 6 p.m. at 300 Block of REEVES DRIVE	2/7/2024, 8:09 p.m. at 9800 Block of S. SANTA MONICA BLVD.	VANDALISM
BURGLARY - RESIDENTIAL (NO ONE HOME)	THEFT - GRAND (FROM VEHICLE)	2/17/2024, 1 a.m. at 9300 Block of BURTON WAY
2/16/2024, 6:18 a.m. at 1700 Block of ANGELO DRIVE	2/8/2024, 12:20 p.m. at 8500 Block of WILSHIRE BLVD.	2/16/2024, 10:28 a.m. at 400 Block of N. REXFORD DRIVE
2/9/2024, 8 a.m. at 1700 Block of ANGELO DRIVE	THEFT - PETTY	2/16/2024, 10:11 a.m. at S. RODEO DRIVE/ CHARLEVILLE BOULEVARD
DUI ARREST	2/17/2024, 9:10 p.m. at 9000 Block of WILSHIRE BLVD.	2/15/2024, 3:48 p.m. at 200 Block of S. REXFORD DRIVE
2/13/2024, 5:04 p.m. at OLYMPIC BOULEVARD / MCCARTY DRIVE	2/17/2024, 3:50 p.m. at 200 Block of S. REXFORD DRIVE	2/14/2024, 11:40 p.m. at 400 Block of N. RODEO DRIVE
2/10/2024, 9:35 p.m. at CLIFTON WAY / N. DOHENY DRIVE	2/17/2024, 11 a.m. at 200 Block of S. REXFORD DRIVE	2/12/2024, 5:20 p.m. at 200 Block of N. CANON DRIVE
MOTOR VEHICLE THEFT	2/16/2024, 2:45 p.m. at 9800 Block of S. SANTA MONICA BLVD.	2/9/2024, 11 p.m. at 200 Block of S. CANON DRIVE
2/12/2024, 6:30 p.m. at 400 Block of S. REXFORD DRIVE	2/16/2024, 2:10 p.m. at 9400 Block of SUNSET BLVD.	2/9/2024, 4:10 a.m. at 200 Block of N. OAKHURST DRIVE
		2/8/2024, 9:30 p.m. at 200 Block of N. OAKHURST DRIVE
		2/8/2024, 7 p.m. at 200 Block of N. OAKHURST DRIVE

Public Notices

NOTICE CALLING FOR REQUEST FOR PROPOSAL (RFP) BEVERLY HILLS UNIFIED SCHOOL DISTRICT

Invitation to Submit Proposals

Notice is hereby given that the Beverly Hills Unified School District, acting by and through its Governing Board, will receive sealed proposals up to but **no later than 2:00 p.m. on the 8th day of March, 2024** for:

Request for Proposal No. 2324-PUR015 –
Kosher Vended Meals

Services that the District may require will consist of furnishing kosher school lunch meals in accordance with United States Department of Agriculture (USDA) regulations and guidelines as well as State of California Department of Education policies and guidelines.

Each bidder will be required to furnish and maintain Commercial General Liability Insurance, endorsed naming the District as “additional insured,” Comprehensive Automobile Liability Insurance, and Workers’ Compensation Insurance.

Proposals shall be received in the District’s Purchasing Department located at: Beverly Hills Unified School District, 255 S. Lasky Drive, Beverly Hills, CA 90212.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. The Bidder is advised that all inquiries and clarifications about the RFP documents, specifications, etc., shall be submitted to the District in writing no later than **February 27, 2024, 4:00 p.m.** The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be emailed to: Gilda Keshishyan, Director of Purchasing, at GKeshishyan@bhUSD.org.

The Proposal package, required forms, and other components of this request for proposal may be obtained from the District’s website at https://www.bhUSD.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500.

Any proposal not received by the time and date specified above at the above location will not be accepted and will be returned unopened.

Ad dates: February 16 and 23, 2024

T.S. No.: 23-9449 Notice of Trustee’s Sale Loan No.: *****7587 APN: 5555-002-112

You Are In Default Under A Deed Of Trust Dated 6/11/2021. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier’s check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property

under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Wesley Johnson, A Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 6/17/2021 as Instrument No. 20210959600 in book ---, page --- of Official Records in the office of the Recorder of Los Angeles County,

California, Date of Sale: 3/12/2024 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$1,205,987.79 Street Address or other common designation of real property: 8455 Fountain Avenue West Hollywood California 90069 A.P.N.: 5555-002-112 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to

those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 2/9/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Tina Suihkonen, VP of Operations and Compliance BHC Published: 02/16/24, 02/23/24, 03/01/24

Loan No.: 16194 - Kay TS no. 2023-10881 APN: 4345-023-004 NOTICE OF TRUSTEE’S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/9/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 2/29/2024, at 10:00 AM of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Joyce P. Kay, an unmarried woman recorded on 6/22/2022 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder’s Instrument No. 20220655709, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/25/2023 as Recorder’s Instrument No. 20230728858, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier’s Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 4, Block 152, per Map, Book 21, Page 45 of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 607 North Camden Drive, Beverly Hills, CA 90210. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided

therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$661,446.89. In the event that the deed of trust described in this Notice of Trustee’s Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee’s sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-10881. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information

or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2023-10881 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: February 6, 2024 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee’s Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee’s Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0456676 To: BEVERLY HILLS COURIER 02/09/2024, 02/16/2024, 02/23/2024

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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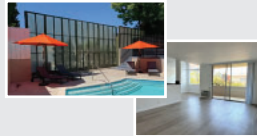
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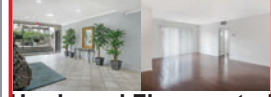


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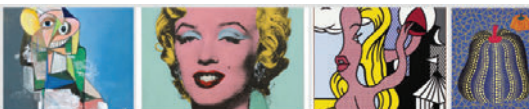
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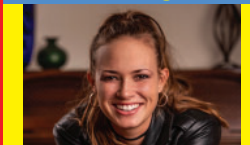
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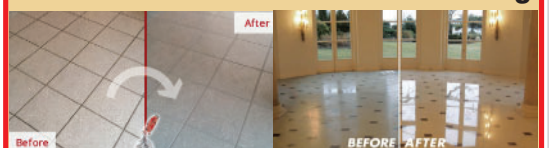
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