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THE WEATHER, BEVERLY HILLS CA

	Friday	61° 53°
	Saturday	57° 50°
	Sunday	59° 48°
	Monday	65° 49°
	Tuesday	72° 53°
	Wednesday	76° 55°
	Thursday	67° 53°

The Indelible Legacy of Lili Bosse



Photo by Samuel Braslow

Lili Bosse was installed for her third mayoral term in April 2022.

BY CLARA HARTER

City Councilmember Lili Bosse's dedication to Beverly Hills is so deep that she literally works for the community in her sleep.

As mayor, Bosse would regularly go to bed with earbuds in so she could be alerted

to any middle of the night emergencies from nine community group chats.

"I can wholeheartedly say that I have left nothing on the table, and I've given every ounce of my being to this position," Bosse told the Courier. "I truly feel that I'm the See LILI BOSSE, page 4

El Rodeo Campus Tour Builds Excitement for Students' Return

BY JOEY WALDINGER

After a modernization project that began in 2019, El Rodeo Elementary School is scheduled to welcome back students in August, and during a March 21 campus tour, Beverly Hills Unified School District officials got a preview of what students can expect.

"It was bittersweet as it has been a long time coming, but participants on the tour were thrilled to see the bond dollars were well spent for a new campus which highlighted notes and features that were present 50 years ago," BHUSD Board President Dr. Amanda Stern told the Beverly Hills Courier.

Stern said she was delighted to see the interior furnishings and added that construction crews were finishing installation of the soccer field, security cameras and courtyard.

Board Vice President Rachele Marcus See EL RODEO, page 13

Recreation and Parks Commission Greenlights Greystone 'Tiny Forest'

BY ERIC LICAS

The Beverly Hills Recreation and Parks Commission greenlit plans for a "tiny forest" on the grounds of Greystone Mansion during their most recent meeting on March 26. The project is a part of efforts to increase green space and reduce emissions, according to City Arborist Ken Pfalzgraf. It is still in its early stages and will require final approval from the City Council.

"We talked about how to educate the public, how do we get them involved in moving forward and getting excited to make changes to the city with these green initiatives," Recreation and Parks Commissioner Tara Riceburg said. "What could be a better location than Greystone? It pulls at all of our heartstrings."

City staff have received a proposal to



Greystone Mansion and Gardens

partner on the project with Moët Hennessy, part of the French conglomerate LVMH. The process of creating the tiny forest would involve densely planting at least 25 different species of trees native to the region. The area

See TINY FOREST, page 13

New Contract Ratified by Hotel Workers

BY ERIC LICAS

Hotel workers in Beverly Hills and across Southern California overwhelmingly approved a new labor agreement that will give them a \$10 wage increase over the next four years, union officials announced on March 25.

Ratification of the new contract comes three months after negotiators at the Beverly Hilton, Waldorf Astoria Beverly Hills and the Beverly Wilshire had tentatively reached a deal in December. As many as 98% of hotel workers in Beverly Hills and 31 different properties throughout Los Angeles and Orange Counties voted in favor of the

See HOTEL WORKERS, page 13



Courier Calendar

NOW - MARCH 31

THE EL CAPITAN THEATRE: "LUCA"
FRI.-SUN. 10 A.M., 1 P.M., 4 P.M., 7 P.M.
Disney and Pixar's "Luca" returns to the El Capitan Theatre through March 31. Set in a beautiful seaside town on the Italian Riviera, "Luca" is a coming-of-age story about one young boy experiencing an unforgettable summer filled with gelato, pasta and endless scooter rides. Luca shares these adventures with his newfound best friend, Alberto, but all the fun is threatened by a deeply-held secret: they are sea monsters from another world just below the water's surface. Standard tickets are \$12. The El Capitan is located at 6838 Hollywood Blvd., Los Angeles. elcapitantheatre.com

NOW - APRIL 7

**ROGUE MACHINE THEATRE:
"THE BIRTHDAY PARTY:
A THEATRICAL CATASTROPHE"**
**FRI.-SUN. 5 P.M.
MON. 8 P.M.**
Rogue Machine Theatre presents the world premiere of "The Birthday Party: A Theatrical Catastrophe" written and performed by Nick Ullett and directed by Lisa James. In 2014, the Geffen Playhouse decided to produce Harold Pinter's first great play "The Birthday Party." They assembled a star-studded cast and an Oscar-winning director. Ticket sales were through the roof. Expectation for the production was high. What ended up happening is unbelievable, outrageous - and totally true. Hear all the backstage secrets from an actor who was part of that cast - and a witness to the entire theatrical disaster. Runtime is 60 minutes with no intermission. Tickets range from \$20-\$35. The Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles. roguemachinetheatre.org

NOW - APRIL 28

GEFFEN PLAYHOUSE: "FAT HAM"
**WED. - FRI. 8:00 P.M.
SAT. 3:00 P.M., 8:00 P.M.
SUN. 2:00 P.M., 7:00 P.M.**
Geffen Playhouse presents the Broadway production of "Fat Ham" in its West Coast premiere. The play centers on Juicy, a young, queer Black man with a Shakespearean-sized dilemma. When the ghost of his dead father shows up at his family's BBQ wedding reception demanding his murder be avenged, does the poetic and sensitive Juicy have it in him to do the deed, or will he "to thine own self be true?" "Fat Ham" is written by James Ijames, originally directed by Saheem Ali, and currently directed by Sideeq Heard. Tickets range from \$30-\$129. The production is 95 minutes with no intermission. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles. geffenplayhouse.org

NOW - MAY 3

**WHITEFIRE THEATRE:
"FREUD ON COCAINE"**
FRI. 8 P.M.
The Whitefire Theatre presents an outrageous new comedy written and directed by Howard Skora and taken from Sigmund Freud's own words as documented in his book, "Cocaine Papers." Jonathan Slavin stars in the title role as one of the most important thinkers of the 20th century, a respected doctor, a loving husband, a devoted father - and a drug addict. The play explores the following little-known facts about Freud: That he used up to a gram of cocaine daily for at least a decade; that he touted cocaine as a panacea for pain, exhaustion, low spirits, depression and morphine addiction. Merck Pharmaceuticals offered Freud free "product" in exchange for his

continued research into its medical use and more. Tickets range from \$40-\$50. The Whitefire Theatre is located at 13500 Ventura Blvd., Sherman Oaks. freudoncocaine.com

NOW - MAY 12

**THE HAMMER: "ONLY THE YOUNG:
EXPERIMENTAL ART IN KOREA,
1960S-1970S"**
**TUES.-THURS., SAT.-SUN. 11 A.M.-6 P.M.
FRI. 11 A.M.-8 P.M.**
"Only the Young: Experimental Art in Korea, 1960s-1970s" is the first North American exhibition to explore the groundbreaking work of a generation of artists who emerged in the decades following the Korean War (1950-53). The exhibition offers unprecedented insight into a moment in which artists in Korea began to take a stance against what they saw as a limiting approach within the local art world and instead embraced innovative and often provocative practices. Featuring nearly 80 works and archival materials, "Only the Young" centers a moment of unprecedented creative energy in South Korea's art history as the country's culture experienced a sea change. The works in the exhibition exemplify the radicality, irreverence, and play that have given artistic production during this time its lasting impact on the country's art community. As a whole, they demonstrate an unwavering commitment to art as a living historical document and posit the artist as capable of reimagining the world around them. Admission to The Hammer is free. It is located at 10899 Wilshire Blvd., Los Angeles. hammer.ucla.edu

MARCH 30

**THEATRE 40: "MORTAL SOIL-
GREEN STREET"**
1 P.M.
Theatre 40 presents a staged reading of the play "Mortal Soil - Green Street." In the play, four generations of working-class Boston women quarrel to the point where they can hardly stand each other - and yet remain united. Their relationships are saved by familial inertia and humor, and their fundamental goodwill. This production was written by Dana Coen and directed by David Datz. The venue for this event is Theatre 40, 241 S. Moreno Dr., Beverly Hills. Ample free parking is available. Admission is free and donations are accepted. theatre40.org

APRIL 10

**"INNOVATE BEVERLY HILLS"
4:30 P.M.-8:30 P.M.**
The Beverly Hills Chamber of Commerce will host "Innovate Beverly Hills" at the Wallis Annenberg Center for the Performing Arts. This year, the focus will revolve around the theme "Global Games, Local Gains" highlighting the innovation strategies of neighboring cities in anticipation of upcoming sports events in Southern California. The Chamber will host a special guest speaker, Scott Sonnenberg, Chief Commercial Officer with L.A. Clippers, who will discuss the creation of the groundbreaking Intuit Dome, set to redefine basketball stadium standards worldwide. The event will also feature Cedars-Sinai Physician, Bert R. Mandelbaum, expert in the field of sports medicine. Tickets are \$60-\$85 for members and \$80-\$120 for non-members. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. members.beverlyhillschamber.com

APRIL 23

**SPAGO 40TH INTERFAITH CHARITY
PASSOVER SEDER**
5:30 P.M.
This festive event hosted by Spago co-founder, Barbara Lazaroff, will benefit Mazon, a national nonprofit working to end hunger among people of all faiths and backgrounds in the United States. The dinner raises funds for food challenged families and individuals in Los Angeles. In addition to the spirited service led by Rabbi Rachlis and Cantor Braier, performances by the West Los Angeles Children's Choir, the Kings of Klezmer band, musician, composer Craig Taubman and Hatikvah by Michael Libow will brighten the evening. Chefs Rosenson, Avanesian and Gossett's traditional holiday cuisine with a distinctive twist is a highlight. Tickets are \$265 per adult, \$150 per child (10 and under), plus 9.5% tax and 22% service. Tickets include dinner, wines, and to-go coconut macaroons and matzah. Guests can reserve now by booking online or by calling Spago at 310-385-0880. Spago is located at 176 N. Canon Dr., Beverly Hills. sevenrooms.com/experiences/spagobh

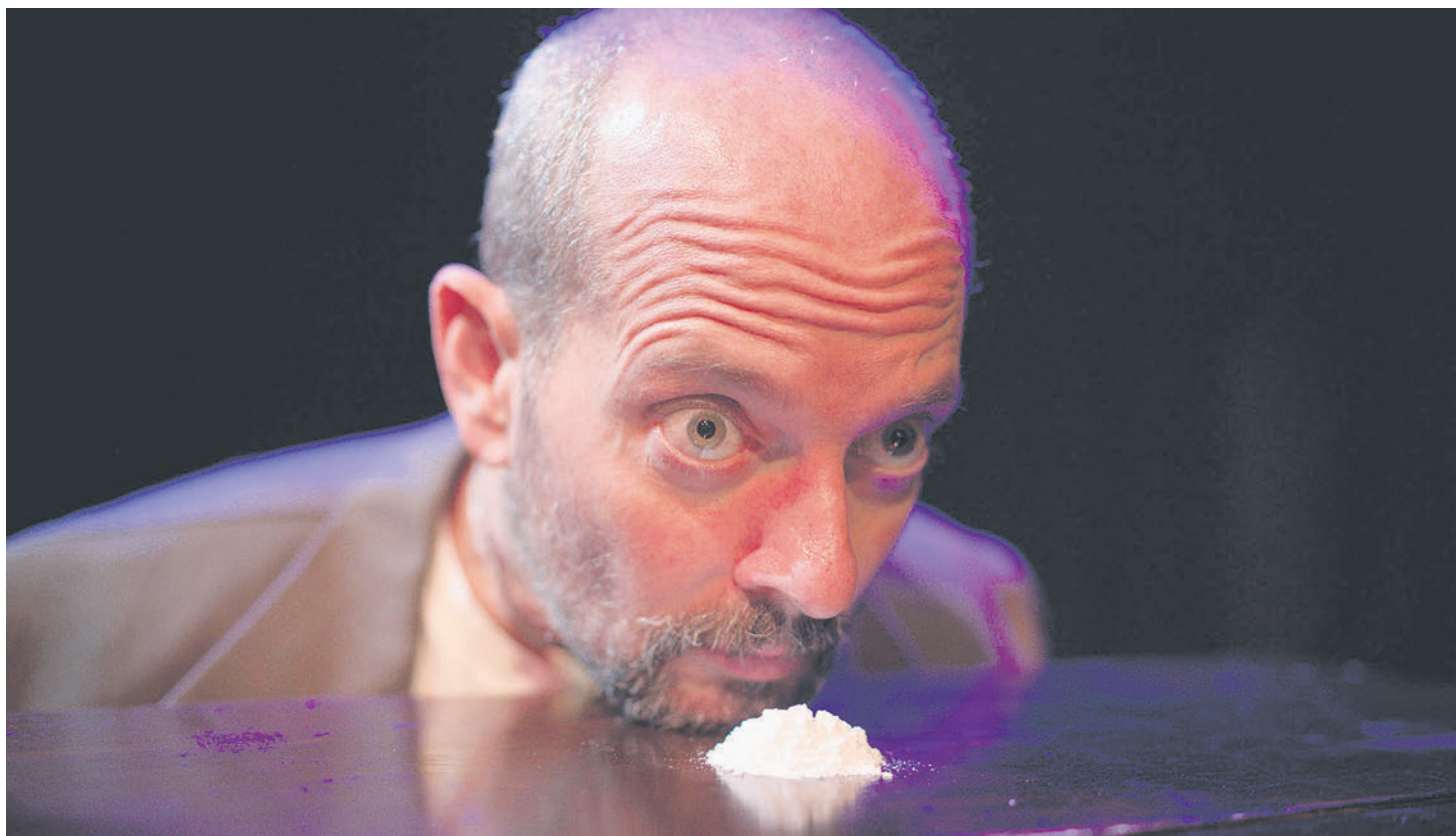


Photo by Darren Rafel

Jonathan Slavin in "Freud on Cocaine" at Whitefire Theatre until May 3

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INFORMATION & APPOINTMENTS

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NORTH CAROLINA PALM BEACH PENNSYLVANIA WASHINGTON D.C. WWW.DOYLE.COM



All photos courtesy city of Beverly Hills

Attending a Washington, D.C. march in support of the hostages in Gaza

LILI BOSSE, from page 1

luckiest woman in the world to have had this honor.”

After she ends her term next week, filling the Bosse-sized hole on the council will be no easy feat. Over her 13 years as a council member and three terms as mayor, Bosse has fundamentally changed what it means to be an elected official in Beverly Hills.

She's set a new standard for government transparency, raised the bar for community connection and demonstrated the power of using her platform to speak out on global issues like women's rights and antisemitism.

She accomplished all of this by talking from the heart, offering everyone a listening ear and distributing hugs wherever she goes.

“I really wanted to change the way people interacted with their elected officials,” she said. “In the past, City Hall seemed like a fortress, and you'd have to make an appointment to meet with staff or the mayor. I wanted to bring City Hall out to the community.”

As mayor, that's exactly what she did. Bosse laced up her shoes and invited all members of the community to join her on the streets of Beverly Hills for her popular “Walk with the Mayor” series.

What started out as a gathering of around 25 people, quickly blossomed into an event several hundred attendees strong where problems were discussed, solutions brainstormed, friendships founded and even marriages formed.

“I am somebody that really views being an elected official as being open-hearted, open-minded and part of the community,” she said. “When people meet me and call me by my title, whether it's Councilmember Bosse or Mayor Bosse, the first thing out of my mouth is always ‘Please call me Lili.’”

Bosse further strengthened her relationship with residents through her “Live with Lili” town hall-style meetings; “Business with Bosse” events and “Sixty Second Shoutouts,” which highlighted local businesses; and her “Mayor's Mental Wellness



With Police Chief Mark Stainbrook and members of the BHPD launching the “30 by 30” initiative

“This city is my family.”

Series,” which featured renowned speakers like Deepak Chopra.

She also sought to make the inner workings of City Hall more transparent.

She asked for the Mayor's Cabinet meetings and City Council Liaison Meetings to be livestreamed so community members could watch. She launched the “Text BH” platform so residents could message city staff with questions and the “BHPD Alerts” system so residents could receive live public safety updates.

And, as if that wasn't enough, she gave out her personal cell phone number for residents to contact her.

“Having the ability for the community to have that transparency with the city and that sense of really knowing what's going on has always been so important to me,” said Bosse. “I'm proud of being an accessible council member and mayor.”

Bosse's level of commitment has been demonstrated time and time again during her tenure on council, but perhaps no more clearly than during a series of power outages in 2022.

At 3 a.m. in the morning Bosse would be on the phone with impacted residents, hotels and the police department to ensure residents were safe and, if necessary, could have a hotel room to sleep in. Then, as soon as the business day started, she would be on the phone with Southern California Edison demanding that they show up to City Council meetings and answer for the electrical issues.

“I'm proud that we really stayed on top of the outages,” she said. “It's really important to me that if something is wrong, the community doesn't feel like their problems are falling on deaf ears.”

Bosse attributes her indefatigable spirit and dedication to the service of others to the values instilled in her by her parents, both of whom survived the Holocaust.

“I had a mom that told me every day of

her life to never give up and to always stand up for what you believe in, so I believe that my work ethic, integrity and moral compass come from being a child of Holocaust survivors and growing up in a community that embraced everyone,” she said.

While the Holocaust took her entire extended family away from her, Bosse was able to build a new family from the Beverly Hills community.

“I grew up here, so this is home. This city is my family,” she said. “My parents specifically moved to Beverly Hills for the American dream.”

“They chose it because they had heard about the schools, they had heard about the safety and really wanted to, as immigrants, see their daughter thrive,” she continued.

So, when it was time for Bosse and her husband Jon to settle down and start a family of their own, the choice was clear: they would live in Beverly Hills and send their children to Beverly Hills schools.

It was through BHUSD that Bosse first became involved with the city by volunteering for the Beverly Hills Education Foundation from 1995 to 2002 and serving as president from 1997 to 1999.

From 1997 to 2002, she served on the Traffic and Parking Commission and was the youngest city commissioner at the time of her appointment. She then served on the Planning Commission from 2007 to 2011 and helped craft the city's updated General Plan, while serving as commission vice chair in 2010.

Bosse first ran for City Council in 2011, but never in her wildest dreams imagined that she would win. In fact, Bosse tried to talk one of her friends into skipping her own election night party for a girl's trip to Vegas.

Fortunately for Bosse, that friend had faith in her campaign and instead pushed her on to the party where she found out she won a seat.



Meeting with residents at a “Live with Lili” event



A "Walk with the Mayor" in 2018



Attending the Team Beverly Hills graduation at City Hall on March 27, 2024



With her "Mayor's Mental Wellness Series" guest, Deepak Chopra



Bosse at a crowded city event in 2017

"At that moment I felt, and to be honest I still feel, a tremendous responsibility that I have to give the position everything I've got," she said. "Especially when I first got elected, I felt this moral obligation to honor those people who believed in me and make them feel that they chose correctly."

Bosse went on to win reelection in 2015 and 2020 and serve as mayor in 2014, 2017 and 2022.

One of the hallmarks of her most recent mayoral term was the launch of BHPD's Real-Time Watch Center, one of the most sophisticated police surveillance systems in the nation. The center includes a network of cameras, drones and license plate readers that allow officers to keep an eye on every

corner of the city, every minute of the day.

"That, to me, is forever going to shape the safety of our community, and I feel that the key for people to love living in, and working in, and visiting our city is feeling that they are in a safe city," she said.

During her third term, she also became a stronger voice than ever in the fight against antisemitism. She spoke out when hateful flyers were distributed on residents' doorsteps during Yom Kippur, continued condemning antisemitism during Kanye's rants against the Jewish people and became louder in the aftermath of the October 7 attacks.

"I can assure you to my last breath, I will always speak out against antisemitism and

against anyone who is the cause of hate," she said. "I always have, and I always will. I think that's part of my DNA."

Bosse was also a firm supporter of the women's rights movement in Iran and participated in multiple marches to protest the death of Mahsa Amini.

As she prepares to step down from City Council after 13 years of service, Bosse has several key pieces of advice to impart to new members.

First, try your hardest to hear the needs and ideas of community members.

"There's a difference between listening and hearing," she said. "To be effective is to really see the person in front of you or the person who has taken the time to write an

email, or call, or come to a council meeting."

In addition, make yourself as available as possible and dedicate as much time as you are able to study the problems of the city and analyzing proposed solutions. Also, don't take yourself too seriously; be sure to enjoy being on council and participating in community events.

"Never ever lose sight of how sacred of a position this is but recognize that you're in this position to be the voice of every single person in this community," she added. "It's not about your voice, it's about everyone else's voice, and you're there to help magnify what their vision is. ●"

Louis Vuitton Launches New Men's Collection with Tyler, The Creator

BY CAROLE DIXON



Photos by BFA

DJ Blondie Beach and Tyler, The Creator

The Louis Vuitton Maison's Men's Store on Rodeo Drive was quite the scene on March 21 during the Spring 2024 launch of the Men's Capsule Collection. The collection is a collaboration between musician Tyler,

The Creator, and his close friend and Men's Creative Director Pharrell Williams.

A 15-foot-tall Airedale Terrier robotically sculpted out of resin, towered over guests as they arrived and mingled on grass-inspired



Airedale Terrier overlooks the crowd at the Louis Vuitton Men's store on Rodeo Drive.

carpeting dotted with daisy sculptures. Staff wore floral brooches and carried trays of fruity cocktails and Champagne.

The immersive springtime fantasy transformation of the space was an interpretation of Tyler, The Creator's House Codes, a nod to the recurring motif and the artist's visual universe. Other standout décor props included a mid-air propeller plane and a soap box derby car constructed from a Louis Vuitton trunk, covered in the Craggy Monogram, hand-drawn by the artist, in shades of chocolate, vanilla and patisserie pastels.

Upstairs, music from DJ Blondie Beach entertained the crowd watching artisans hand paint logos on a monogrammed hard-sided trunk.

L.A. Laker Jarred Vanderbilt, donning a pair of shades from William's first collection, bought a sweater and admired accessories from trunks and bags to hats. "I came to look at this dope collection!" he told the Courier. "Tyler, The Creator, and Pharrell did an amazing job. I wanted to come and see it in person and give support."

The collection brings together the signature preppy aesthetic of Tyler, The Creator—who most recently composed the soundtrack for the Fall-Winter 2022 Men's Show, and Louis Vuitton, along with Williams' signature elegant approach.

In a statement, Williams said, "This collaboration is unique to Louis Vuitton because it's a natural extension of our LVERS philosophy, building on our network of incredible artists and creatives. There are so many elements specific to Tyler built into these pieces, and it's been inspiring to see him hone in on his craft and collaborate with him for this Spring collection."

Currently on display at the Rodeo store, the collection includes chunky gold jewelry, leather goods, sports-inspired pieces such as Sac Golf and a mini cross-body golf bag, ready-to-wear from aviator to varsity

jackets, knitwear, denim, raincoats, and shoes including loafers, along with a traveling chess board.

Guests explored the colorful parklike setting of this unique to Beverly Hills activation, while enjoying tray-passed bites including some of Tyler, The Creator's favorite comfort foods such as Tater Tots topped with caviar, cheeseburgers, fries, waffles and donuts.

"My main focus was making things I would wear all the time," said Tyler, The Creator in a statement released by Louis Vuitton. "I dress the same in a meeting as I do a performance or grocery store trip, so hand drawing the monogram felt like the perfect balance to me. The chessboard is one of the greatest things I've made and is definitely my favorite thing from the collection."

Celebrity attendees included Donald Glover, Barry Keoghan, Steven Yeun, Jaden Smith, Peso Pluma, Julez Smith Jr., Cam Hicks, Paul Downs, Lionel Boyce, A\$AP Nast, Travis Bennett and many more.

Filmmaker Andrew Panay, last seen seated next to Beyonce at the Louis Vuitton Paris show in February, told the Courier, "I love the brand and have been a fan for as long as I can afford it! All joking aside, I love Pharrell and I think the work is spectacular. They walk a fine line between edge and elegance. For men, the fact that they are getting into this brand is really special. It was incredibly emotional to watch someone like him transcend into a different world—from being a musician."

Panay who works with some of the world's largest brands from T-Mobile, Microsoft and Google and was responsible for three Super Bowl commercials this year, along with hit films such as "Wedding Crashers" and "National Lampoon's Van Wilder," was also gaining creative inspiration from the color palettes and displays. "I will probably shop more and get a few fun pieces. There is a lot happening tonight." ●



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Jewish Federation LA Hosts Event

The Jewish Federation Los Angeles Entertainment, Media & Communications Network Event took place on March 21 at the Beverly Hilton. JFEDLA raised over \$800,000 for vital work on behalf of Jewish Los Angeles and presented the inaugural Entertainment Network Award to Nancy Josephson.



Pictured at the event are (from left): Orna Wolens, Chair of the Board of JFEDLA, Larry Sanitsky, Nancy Josephson, Marc Platt, Julie Platt, Jewish Federations North America Board Chair and JFEDLA President & CEO Rabbi Noah Farkas.

Bulldogs Bring Home Second Place Playoffs Win



The Beverly Vista Middle School Bulldogs basketball team finished in second place in the FIYA 2024 Division 1 Boys Basketball Playoffs on March 21. Congratulations to Coach Adam Verdi, Assistant Coach Antonio Logan, Athletic Director Todd Radonsky, Principal Dr. Kelly Skon and the team roster which includes: Ethan Hatanian, Santiago Garcia, Noah Rahmani, Iyla Jones, Luca Brenner, Ryan Hakim, Rocco Taylor, Solon Jones, Sam Benjamin, Omar Abbouch, Brandon Abramov, Kasra Abdollahian, David Gorodezki, Evan Yashar, Jackson Sarnoff, Ryan Yousef, Nicholas Partielli and Tyler Emrani.



*TUESDAY

APRIL
02

2024

7:00 P.M.

The City of Beverly Hills joined by
the Honorable Mayor Julian A. Gold, M.D.
the Honorable Councilmember John A. Mirisch
the Honorable Councilmember Lili Bosse

Cordially invite you to the installation of
the Honorable Lester J. Friedman as Mayor
and
the Honorable Sharona R. Nazarian, PsyD as Vice Mayor
and

*Newly Elected City Councilmembers
the Honorable Craig A. Corman
the Honorable Mary N. Wells

Wallis Annenberg Center for the Performing Arts
9390 North Santa Monica Boulevard, Beverly Hills

Reception to follow • Doors open at 6:30 p.m.
Complimentary parking at
450 N. Crescent Drive/450 N. Rexford Drive garages

*PENDING FINAL ELECTION RESULTS

Favorite Movies of 2023—A Day Late But Not a Dollar Short



Photo courtesy of Universal Pictures

Cillian Murphy and Emily Blunt in “Oppenheimer”

BY NEELY SWANSON

2023 produced a plethora of interesting, Oscar-worthy movies across all genres. Often there is consensus on what the best films of any particular year were, and I’m guessing that “Oppenheimer” would have made every single list; certainly, it would have topped mine. I thought I’d take a different approach this time. Of course, I have a list of films that I think should be considered the “best” of 2023, but instead, I’d like to take a more personal approach and compile a list of what I enjoyed the most. Many so-called bests will not be on my list, and a lot of the films I’m including under this “favorites” category may be unknown or unseen by you. Luckily, in today’s market, almost everything shows up on one streaming platform or another. Explore to your heart’s content.

Here is a list of my favorite films of 2023 in no particular order:

“Close,” is a devastating look at adolescence and how some of the bad choices we make early in life in order to fit in will have consequences that will play out forever. Rémi and Léo are the best of friends, closer than brothers. Entering middle school, they are subjected to snickers when the others question the “kind” of relationship they have. Léo understands almost immediately what the others are implying and begins to distance himself from the innocent Rémi. As Léo adapts a new persona, Rémi is abandoned. The consequences for both boys will be calamitous. In French with English subtitles. (Streaming on Paramount +)

“Anatomy of a Fall” is a story firmly rooted in ambiguity. Sandra, a successful

novelist, lives in a chalet with her husband, a less successful writer, and their son Daniel. When Daniel discovers his father dead, splayed on the ground from a fall, the driving questions begin. Was it an accident, suicide or was he pushed? A relentless prosecutor is determined to find Sandra guilty of murder as motives, hidden emotions and marital troubles are played out in court in front of her son, now confused as to the guilt or innocence of his mother. It is not coincidental that one advertising campaign was embedded with the tagline “Did she do it?” This complex psychological study presents no answers, only questions. The film, director Justine Triet, writers, Triet and

Arthur Harari and star Sandra Hüller were all nominated for Oscars. Writers Triet and Harari won for Best Original Screenplay. In French with English subtitles. (Streaming on Hulu)

“The Owners” is an on the nose look at homeowner associations. This painfully funny film is an allegory for the crumbling democracy in the Czech Republic represented by a coop building in the throes of deterioration and collapse. Desperately in need of upgrades to the plumbing and electricity, each member of the HOA has a different agenda. Each represents a different part of the existing society: the cheater, the rule follower, the old man wistfully longing

for a return to Communism, the modern couple trying to make things better for themselves and everyone around them, the gay man trying to exercise his right to co-exist and, most importantly, the manipulative oligarchs presenting themselves as saviors but who are there to steal the owners blind. There are many laugh-out-loud moments, but the pain felt by the altruistic couple is palpable. In Czech with English subtitles. (VOD)

“The Zone of Interest” is the story of the family of Rudolf Höss, the Commandant of Auschwitz. Never do we see the prisoners or witness their demise, but both are ever-present. Instead, writer/director Jonathan Glazer



Photo courtesy of A24

“Close”



Photo courtesy of Paramount Pictures and Skydance

Tom Cruise in "Mission Impossible: Dead Reckoning"

skirts the obvious and paints the cruelty with the seemingly indifferent brush used by Rudolf and Hedwig Höss as they build their idyll on the other side of the wall. The remarkable Sandra Hüller starred as the unconsciously and unconscionable Hedwig Höss. In German with English subtitles. (Streaming soon on Max)

"Mission Impossible: Dead Reckoning Part 1," has virtually no plot, and defies credulity at every turn, but what it has is Tom Cruise, one of the last true movie stars, and stunts that take your breath away. It's never a question of whether Ethan Hunt (Cruise) will survive his brushes with death, but whether he'll survive the next life-threatening stunt. Surrounded by new stars and old, you will happily suspend belief to wrap yourself in this story that has so many holes, more like lacunae, that a fleet of trucks could easily traverse. (Streaming on Paramount +)

"Air," the origin story of Michael Jordan's association with Nike, is a pleasure from start to finish. Sonny Vaccaro (Matt Damon), Nike marketing executive, is convinced that Michael Jordan will be the next phenom who will bring buyers to the nascent Nike basketball shoe. Both Adidas and Converse, the leading shoe brands, had cornered the market on basketball stars and were the leading contenders to sign Jordan. Craftily, Vaccaro realized early on that the power behind the player was his mother and he sets out to court Mrs. Jordan. With support from Chris Messina who, as Jordan's agent, creates a symphony of profanity as he expresses his displeasure with Vaccaro, Viola Davis as Jordan's mother and Jason Bateman as the cool head of reason at Nike, you'll understand how the Air Jordan became

the juggernaut that it still is. (Streaming on Amazon Prime)

"Rustin" features a bravura performance by Coleman Domingo as Bayard Rustin and a story that needed to be told. Rustin was one of the most important leaders of the Civil Rights Movement beginning in the 1940s. He crafted strategy, was instrumental in choosing the cases that ultimately led to school desegregation, devised the voter drive movement in the 1950s and convinced Martin Luther King Jr. to adopt non-violence as his platform. If you haven't heard of him, and most haven't, it's because he was kicked to the curb by the movement he so ardently supported because he was an openly gay man in an era when it was still illegal. But even so, he had one more battle in him. With little time for planning, he proposed a March on Washington to coincide with the 100th anniversary of the abolition of slavery. Coordinating Civil Rights groups and labor unions, the March on Washington for Jobs and Freedom, the largest of its time at 250,000 strong, successfully forced the government into taking long-delayed action on civil rights legislation. It was here that Martin Luther King Jr. made his "I Have a Dream" speech. Be prepared to be inspired. (Streaming on Netflix)

"American Fiction," for me, was the most enjoyable movie of the year. Starring the incomparable Jeffrey Wright, it's based on the Percival Everett novel, "Erasure." It tells the story of Monk, a serious writer, whose career is at a dead-end because he's not Black enough and his books, serious and academic, are commercial failures. His frustration boils over into anger when he realizes that what the public wants from Black

authors are trite, ghettoized plots involving drugs, gangsters and tragic death. That is definitely not him, an upper middle-class college professor from an accomplished family of doctors. Maddened by the latest "ghetto" bestseller, he sits down to write one so outrageous that it will awaken the public, and especially publishers, to how ludicrous and insulting their choices have been. His plan backfires, and soon there is a bidding war for the publishing and film rights to his ridiculous Blaxploitation novel. Winning the Oscar and Scriptor Awards for Best Adapted Screenplay, writer/director Cord Jefferson enhanced the underlying material with an ending not found in the book but totally in character. (VOD)

"Oppenheimer" topped almost every list, including mine, as the best picture of the year. The ever-brilliant Christopher Nolan brought an incredibly deep, intellectual and insightful approach to one of the most complex issues of the 20th century (and every century to follow): the building of the atomic bomb. Based on the bestselling "American Prometheus: The Triumph and Tragedy of J. Robert Oppenheimer" by Kai Bird and Martin Sherwin, Nolan gave life to the complicated Robert Oppenheimer and the men and women who surrounded him as they tried to beat Hitler to the bomb and harness the energy produced when the atom

was split. Telling Oppenheimer's personal story through the lens of Lewis Strauss, his resentful nemesis whose vengeance was based on a false assumption, we see Oppenheimer from the young, arrogant and ambitious student, then the exciting college professor dabbling in both left-wing politics and theoretical physics, to the man chosen to lead one of the groups tasked with harnessing atomic energy into a bomb to end all wars, to his post-war accolades and self-doubts leading up to the Senate hearings bent on destroying his reputation, surreptitiously spearheaded by the aforementioned Strauss. Cillian Murphy, as Oppenheimer, in almost every frame of the film, and Robert Downey Jr., leaving mannerisms behind and soaring to the top of his career, deservedly won the Academy Awards for Best Actor and Best Supporting Actor, respectively. (Streaming on Peacock)

I had many other favorites, but these topped the list. I saw most of these more than once and they remained as enjoyable as the first time. Movies are my love. When I see a great one like "Oppenheimer," all is right with the world. But as a really great writer once told me, even in bad material there's usually a kernel of hope for a good story. The trick is not to get discouraged by the bad and to revel in the good.

Happy viewing. ●



Photo by Claire Folger, courtesy of Orion Pictures

Jeffrey Wright in "American Fiction"



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.



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 11, 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: 244-256 North Clark Drive (Between Dayton Way and Clifton Way)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 11, 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:

A request to construct a new six-story (60'), 55-unit senior congregate care facility at the properties located at 244, 250, and 256 North Clark Drive. The units would be occupied by households comprised of people over 65 years old, with meal services provided through a kitchen and dining room located on the first floor. Additional amenities would include maid service, private transportation, and recreation areas; a total of 49 parking spaces are proposed within a two-level subterranean parking garage. The following entitlements have been requested in association with the project:

Development Plan Review (DPR). A DPR pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3100.A. to allow for the construction of new development at the project site.

Conditional Use Permit (CUP). A CUP pursuant to BHMC §§10-3-1283 and 10-3-3800 to allow for the proposed multiple-family congregate housing for the elderly and disabled use within the City's R-4 Zone, at a height of 60'-0".

R-4 Permit. A request for two (2) R-4 Permits pursuant to BHMC §10-3-2850 to:

- 1) Allow for a reduction in the required rear yard setback, pursuant to BHMC §10-3-2808.E; and
- 2) Allow an additional 5'-0" walkway within the required front yard setback along North Clark Drive, pursuant to BHMC §10-3-2813.E.

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 32 Categorical Exemption (Infill Development Projects) in accordance with the requirements of Section 15332 of the State CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from further environmental review under CEQA.

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 end of the day on Tuesday, April 2, 2024, will be attached to the agenda report regarding this item. Any comments received after Tuesday, April 2, 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 **Edgar Arroyo, Senior Planner** in the Planning Division at (310) 285-1138, or by email at earroyo@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,
Edgar Arroyo, Senior 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.

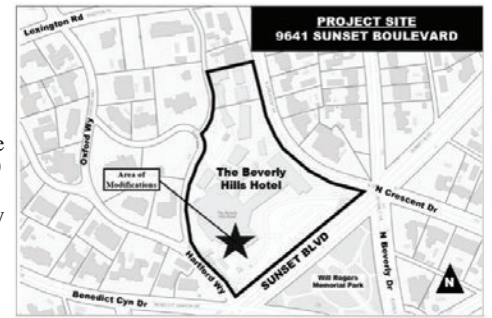


NOTICE OF PUBLIC HEARING

DATE: Thursday, April 11, 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: 9641 Sunset Boulevard (Beverly Hills Hotel)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 11, 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 for a Conditional Use Permit (CUP) in accordance with the provisions of the Beverly Hills Hotel Specific Plan to allow the conversion of existing auxiliary uses (hotel, banquet, dining, and function facilities) in the southwesterly area of the hotel into new restaurant, bar, and function areas, including the relocation of an existing bar/outdoor terrace at the southern end of the hotel.

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.
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If there are any questions regarding this notice, please contact **Alvaro Gomez, Senior Planner** in the Planning Division at (310) 285-1142, or by email at agomez@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,
Alvaro Gomez, AICP, Senior 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.

www.beverlyhills.org



"I START WITH 'YES,' AND THEN WE FIGURE OUT HOW."
 LILI'S FAMOUS APPROACH TO ANY ISSUE

Thank you, Councilmember and three-time Mayor Lili Bosse, for your invaluable contributions to the City of Beverly Hills. Your commitment to enhancing public safety, promoting mental wellness, supporting local businesses, and engaging with the community has left your unique and indelible mark on our City. Initiatives such as Healthy City, Walking with the Mayor, BHPD Alert, Real-Time Watch Center, Live 911, the 30X30 initiative, and much more have all significantly improved the quality of life for the City's residents and visitors. Your advocacy for inclusivity and diversity exemplifies true leadership and empathy.

As the daughter of a Holocaust survivor, your presence serves as a beacon of hope and strength, particularly within the Jewish community. Your dedication over 25 years has shaped Beverly Hills in profound ways. Your words and deeds have resonated throughout our City, leaving a legacy of positive change. Your hard work has transformed Beverly Hills into a more vibrant and inclusive place. Thank you for being a driving force behind a brighter future for Beverly Hills.



THANK YOU

Lili Bosse & Julian Gold



Thank you, Mayor Dr. Julian Gold, for your transformative legacy of dedication and innovation. Over your tenure spanning seven years as a commissioner, 13 on the City Council, and three terms as Mayor, your impact has been profound. Your initiatives, such as Next Beverly Hills, cultivated young leaders and tailored solutions to evolving needs in our City. Your work in establishing the fire department's nurse practitioner program revolutionized community health, providing proactive, personalized care and alleviating strain on emergency services. Additionally, your leadership throughout COVID, focusing on both our health, safety, and ensuring a prosperous future for Beverly Hills, has been commendable.

Beyond tangible achievements, your leadership is characterized by community engagement, evident in your Town Hall Meetings, support for local businesses, and commitment to engaging the next generation of leaders in our City. We thank you for shaping a brighter, more inclusive future for our beloved City.

"TAKE A DEEP BREATH."

DR. GOLD'S FAMOUS WORDS OF ADVICE, BLENDING BOTH HIS MEDICAL AND PUBLIC SERVICE BACKGROUND



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499 N. Canon Drive
Suite 212
Beverly Hills, CA 90210
310-278-1322
Fax: 310-271-5118
BEVERLYHILLSCOURIER.COM

Publishers

Lisa Friedman Bloch

John Bendheim

Executive Editor

Ana Figueroa

Writers

Carole Dixon

Clara Harter

Eric Licas

Neely Swanson

Joey Waldinger

Advertising Directors

Rod Pingul

Patricia A. Wilkins

Dina Figueroa

Business Operations Manager

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Birthdays

The Courier's Birthday Page is Proudly Sponsored by

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BRIAN TYREE HENRY
March 31



EWAN MCGREGOR
March 31



MICHELLE DIAMOND
April 1



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April 1



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April 1



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April 2



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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Your attractive qualities include an innocent excitement in simply being alive. Bonus: when you're having fun, you won't feel shy about showing it, which makes the people around you want to find their joy, too.

TAURUS (April 20-May 20). Something that baffles the others will be, to you, a piece of cake. Even so, it may be your instinct to hesitate for effect so as not to best anyone too quickly. It's not a bad idea to protect people's feelings.

GEMINI (May 21-June 21). You'll fix a problem, or at least stop it from getting worse. You will be very much in line with partners on matters of finance, specifically the level of risk you're willing to take.

CANCER (June 22-July 22). Kindness is your aim, though the complex world takes plenty of energy to navigate; being the least bit tired, distracted or irritated can trigger other responses. Keep correcting toward spiritual generosity and you'll be good.

LEO (July 23-Aug. 22). Your empathic heart is a sanctuary for those seeking solace in uncertainty. Let them find you. Don't go out of your way because they will come at the perfect moment when their needs will intersect the gifts you'll bestow in abundance.

VIRGO (Aug. 23-Sept. 22). You want an excellent experience for as many people as possible. Don't jump to conclusions about what others need. Your keen powers of observation will show you.

LIBRA (Sept. 23-Oct. 23). While you don't lack conviction, you wouldn't dream of imposing your own code. On the road to peace, extremes of good and evil, or law and chaos can be unhelpful prejudices. A respectful neutrality will serve you well.

SCORPIO (Oct. 24-Nov. 21). You have an excellent sense of humor, though you still take your responsibilities very seriously -- much more seriously than you take yourself. This is how you stay happy, healthy and wise.

SAGITTARIUS (Nov. 22-Dec. 21). Your reality is a progression of assumptions you make at various levels of consciousness. Those assumptions

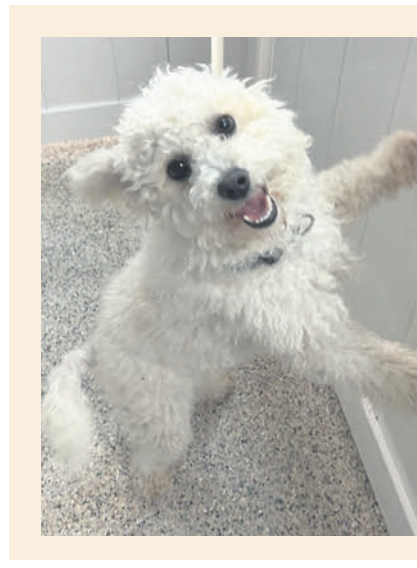
can and will be steered. The question is, who is at the wheel?

CAPRICORN (Dec. 22-Jan. 19). You're keenly aware that what is true today might not be true tomorrow. Because of this you savor or ignore certain circumstances. You dance with or opt out of various arrangements. You choose your company carefully.

AQUARIUS (Jan. 20-Feb. 18). You don't mind getting grubby for the right reasons -- in fact the dirt will

be a source of pride. "Never wear your best trousers when you go off to fight for freedom and truth." -- Henrik Ibsen

PISCES (Feb. 19-March 20). Even when you accomplish a feat in your own home with no one else around, you can almost hear cheers of encouragement, as though you'd made a wave in some form of collective perception. Yes, the world is proud of you, they just don't know it yet.



Meet Snuggles, this week's adoptable dog of the week. He is a 1-year-old, 13-pound Maltese-poodle mix that needs a new home. To meet Snuggles, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org

TINY FOREST, from page 1

will be fenced off for two years so that falling leaves and branches could form a layer of mulch that would encourage microbial growth.

The trees will grow without significant human intervention for 10 years, allowing the strongest specimens to thrive while others die off. The surviving growth should develop into a self-sustaining mini ecosystem of trees vertically inhabiting four different canopy levels.

The plot at Greystone Mansion is an ideal location for a tiny forest because it's frequently accessed by the public, but not close to homes and businesses. The tiny forest will occupy as much as 3,000 square feet of a 9,000-square-foot strip of land immediately south of the mansion. Over time, it will also shade the historic building from harsh sunlight.

Commissioner Myra Lurie asked Pfalzgraf for more information about Moët Hennessy's involvement, and whether the tiny forest project might have other opportunities for "sponsorship." But overall, she and the other commissioners present at the

meeting were supportive of the plan, ultimately recommending it for consideration by the City Council.

Historically, Greystone Mansion had been surrounded by fragrant eucalyptus trees, Pfalzgraf said. Those tend to drop large branches or even uproot and topple over during storms, becoming a hazard. So many were removed in recent years to avoid injuries.

The trees of the tiny forest should be much heartier than the eucalyptus groves that once grew around Greystone. They will also add a touch of color to the region, with some species developing red or gold-hued foliage, Pfalzgraf said. He suggested that the project could make the mansion a more attractive location for filmmakers, potentially adding to the city's revenue and publicity.

Greystone is just one of several locations the city is considering for the installation of tiny forests. Others include parks and other open spaces, as well as an unused plot in the Cabrillo Reservoir in the Coldwater Canyon Area. ●

HOTEL WORKERS, from page 1

agreement, according to representatives for Unite Here! Local 11.

The contract includes an immediate raise of \$5 per hour, followed by additional raises that would result in a 40% to 50% pay increase for most unionized hotel employees by July 1, 2027. By then, housekeepers should be earning around \$35 per hour, and top cooks should bring in about \$41 per hour.

The deal also features a 600% increase in pension contributions from employers and maintains an affordable healthcare plan for union members. They'll pay no more than \$20 per month to cover their families, according to the union.

The agreement should prevent excessive workloads by guaranteeing pre-pandemic staffing levels. It also includes language that encourages hotels to increase diversity in their hiring practices and makes Juneteenth a paid holiday. Protections for immigrant workers are also included in the contract.

"This contract contains more than 50 pages of improvements and will, once all hotels win it, move \$1 billion from corporate hotel profits to workers' families," union

officials wrote in a statement.

The agreement follows months of hard negotiations, rotating picket lines and work stoppages involving over 10,000 workers. Tension between the union and officials in Beverly Hills led the city to file a lawsuit filed by a city seeking an injunction on picketing between 10 p.m. and 8 a.m. Unite Here! countered with a complaint alleging the city allowed staff at the Beverly Hilton to illegally block a road to force striking workers to demonstrate closer to residential areas.

As many as 34 hotels have agreed with the union, but dozens of others have not resolved their negotiations. These include the Hotel Figueroa, the L.A. Grand Hotel and DoubleTree in Downtown Los Angeles.

Negotiations with additional hotels are ongoing. Workers at the Santa Monica Proper Hotel and Downtown L.A. Proper Hotel, as well as Hotel June in West L.A. walked out on strike as recently as last week.

"We are not stopping until all workers get what they deserve," Unite Here! Local 11 Co-President Kurt Petersen said in a statement. ●

EL RODEO, from page 1

was also impressed that the construction team, led by Santa Clarita management and consulting firm Fonder-Salari, had preserved much of the school's character while still updating the facilities.

"It's amazing," Marcus said. "The kids are going to have so many things they didn't have before."

While there were still some changes Marcus and other officials wanted to make, her priority is getting the school open to students, and it was important to avoid making any major alterations that would require approval by the Division of the State Architect (DSA) and could result in further delays.

"I really feel we need to get in and can fix things later," Marcus said. "It's been too long; we don't want any delays."

According to Fonder-Salari CEO Amin Salari, the El Rodeo modernization has been recognized beyond the Beverly Hills Community.

"The El Rodeo project was submitted to the Construction Management Association of America Southern California chapter for an award," he said during the March 26 BHUSD Board Meeting. "The project was selected for the above \$50 million category for an award in Southern California."

During an update at the March 26 meeting on the district's construction projects, Board Member Noah Margo said he wanted to reduce the size of El Rodeo's community garden and add more play space for students.

Margo and others also advocated for redesigning some of the school's fencing, including painting it a new color. Fonder-Salari CEO Amin Salari said the proposed changes would cost roughly \$80,000, and he encouraged the board to focus on completing the modernization before making further changes.

"At some point we have to finish this project," Salari said. "If we can leave it then let's just live with it for a year and plan for it closer to next summer."

Marcus echoed that point.

"We want to get it done. And we want to be able to move in, and we can make some of these changes later," Marcus said.

Final inspection of the modernization project is scheduled for June, and the school's grand opening and ribbon cutting is scheduled for Aug. 11.

The board also discussed updates to the Horace Mann Elementary School campus during the meeting.

Will Karrat, Executive Director of Construction Services, said crews are preparing to install a new shade structure on the kindergarten play area next to Hamel Drive, also known as the TK Patio. He added that although the DSA had approved a smaller structure than what was originally proposed, the structure would still provide far more shade than the umbrellas it is replacing.

Karrat also discussed a new shaded play structure that will be placed on top of a rubber surface and separated from the nearest building by artificial turf. After the board approved the plans, Karrat said he is hoping to receive DSA approval by summer.

"We'll be looking for procurement options as far as what types of shades we can buy, and then of course the pricing we'll present to you when we come to it," he added.

The board also debated a planned circular pickup and drop-off location on Charleville Boulevard. Board Member Judy Manoucherhi said she wasn't sure it was necessary given the other entrances to the school, and she asked if the plans were in response to parent requests.

Superintendent Dr. Michael Bregy said the proposed pickup site "gives some flexibility to the school" as other pickup and drop-off locations create traffic issues. Also, the new drop-off location will improve safety as crowds of parents and teachers at the existing drop-off locations sometimes spill into the street, he added.

Marcus disapproved of plans to erect a wrought iron fence around the drop-off site. She thought it was unnecessary and would take up too much space, but other board members agreed it would help keep students

out of the street and would remain open during the day to ensure students could access the entire campus.

The project is expected to cost \$50,000, and Karrat will present the board an official proposal once the plans are approved, he added.

Salari also updated the board on the procurement process for Beverly Hills High School Building C.

After releasing requests for proposals on Feb. 8, Fonder-Salari is now reviewing the four proposals received last month, and Salari hopes to bring a recommendation to the board in April, he said.

"Each one of these companies I consider ... a leader in educational construction," he added. ●



Photos courtesy BHUSD

BHUSD officials said the project preserved the school's longstanding character while adding modern updates.



From left, BHUSD Assistant Superintendent of Business Services Raphael Guzman, Board Member Noah Margo, Board Vice President Rachelle Marcus and former Mayor Les Bronte were all smiles after seeing the modernized campus.

Fun and Games

SUDOKU
03/29/24 ISSUE

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SUDOKU ANSWERS
03/22/24 ISSUE

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PUZZLE ANSWERS
03/22/24 ISSUE

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

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
03/29/24 ISSUE

ALL OVER THE MAP
BY SIMEON SEIGEL / EDITED BY JOEL FAGLIANO

Simeon Seigel is an architect at the Turret Collaborative in New York City. He uses his subway commute to “trainstorm” theme ideas — including this one, which has been in the works since 2018. He writes, “The best themes, to me, are the ones that hinge on breaking ‘rules’ that I hadn’t thought of as rules until they were broken.”

- ACROSS**
- 1 Pear variety
 - 5 Universal, as a motor
 - 9 Short hedge?
 - 13 Turner on the radio
 - 17 Farm machine equipped with twine
 - 18 More crafty
 - 19 The right one is usually slower
 - 20 Eclipse
 - 21 Title character for Tyler Perry
 - 22 Bright pink shade
 - 24 Literary friend of Sam, Merry and Pippin
 - 25 “___ With Marc Maron” (podcast)
 - 26 Like a stock quote?
 - 28 Attraction in 69-Across that once froze over for 30 hours in 1848
 - 30 Informally agree to
 - 32 Stick in a cup
 - 34 Buyer
 - 35 Sudden arrival
 - 37 Attraction in 69-Across that withstands dozens of lightning strikes a year, familiarly
 - 39 Didn't swipe right?
 - 40 Mail insert: Abbr.
 - 42 What prices can do
 - 43 Turning on the waterworks
 - 46 Either end of America?
 - 47 “I goofed,” in slang
 - 48 Fish fittingly found in “anemone”
 - 50 Music genre that emphasizes the offbeat
 - 51 Stumbler or bumbler
 - 52 Name that sounds like a letter
 - 54 Actor Kutcher
 - 60 General meeting place
 - 62 School subjects?
 - 65 Steel boot feature
 - 67 Occasion for fireworks: Abbr.
 - 68 Capital city founded by King Harald
 - 69 Locale of this puzzle's attractions (really, all eight of them!)
 - 72 Spa service, in brief
 - 76 Pro ___ (for now)
 - 78 Bleep out
 - 79 Unwrapped eagerly
 - 81 Voicer of Olaf in “Frozen”
 - 85 Typical sock hopper
 - 87 British throne room?
 - 88 Not a good guy
 - 89 Handled thing
 - 90 Handling things
 - 92 Curt reprimand to a dog
 - 94 Wood used to make chess pieces and pool cues
 - 96 Scarfs (down)
 - 98 Caribbean music genre
 - 101 Name of two “Groundhog Day” characters
 - 103 Little rascals
 - 104 Attraction in 69-Across overseen by the Navajo Nation
 - 107 “Life would be ___ if it weren't funny”: Stephen Hawking
 - 109 French eatery
 - 111 Noted name in 2005 news
 - 113 Cause of a driveway stain
 - 116 Attraction in 69-Across on the Extraterrestrial Highway
 - 118 “Nature of a ___” (1991 Queen Latifah album)
 - 120 Originally called
 - 121 Children's author Eric
 - 122 Biggest portion
 - 124 A little crazy
 - 126 Colonized, as bees might
 - 127 Directional heading?
 - 128 Skipjacks and bluefins
 - 129 Perfect places
 - 130 Be on the decline?
 - 131 Spanish for “weight”
 - 132 Former L.A. center
 - 133 Clinic liquids
 - 9 Owners of an infamous cow
 - 10 Citrus with a portmanteau name
 - 11 Person living in London
 - 12 Consider
 - 13 Comedian Jimmy with a self-described “schozzola”
 - 14 “Shoulda listened to me!”
 - 15 Confuse
 - 16 One way to be cut
 - 17 Some German rides
 - 18 They're very attached to their calves
 - 20 Collection during a church service
 - 23 Prepare (oneself) for a challenge
 - 27 Debauchee
 - 29 “Hail,” in old Rome
 - 31 Have down
 - 33 Special attention, for short
 - 36 “Sup”
 - 38 Steep
 - 39 Improvises in a jazz group
 - 41 Jazz group, for short
 - 44 Distributor of 1933's “King Kong” and “Little Women”
 - 45 Nigerian staple food
 - 46 Nothing special
 - 47 “Bulls get angry when they see the color red,” for one
 - 49 Meditation aid
 - 53 Small role for Paul Rudd
 - 55 Marble, e.g.
 - 56 Word before fly
 - 57 Wyoming's ___ Range
 - 58 Yellowish pigment
 - 75 Fictional archaeologist with a whip, familiarly
 - 77 Googled oneself, e.g.
 - 80 Attraction in 69-Across where crocodiles and alligators uniquely coexist
 - 81 Quick boxing move
 - 82 Tic-tac-toe loser
 - 83 Buffet style
 - 84 Part of the spine
 - 86 Diamond stat
 - 91 Deliberated (on)
 - 93 Subgenre prefix
 - 95 Flake, so to speak
 - 97 Came to
 - 99 Supply for kindergarten drawers
 - 100 Eponymous saint of “Alamo City”
 - 101 Some clerical workers
 - 102 Seller of over a billion Huggable Hangers on TV
 - 103 It's a trap!
 - 105 Profitability metric, for short
 - 106 Sea eagles
 - 108 Wine-menu section
 - 109 The two wives and 20 children of Johann Sebastian
 - 110 Letter-shaped beam
 - 112 Yoga pose
 - 114 Insurance company whose name contains a diphthong
 - 115 “Ivories”
 - 117 Bomb
 - 119 Where dinars are spent
 - 123 “Wait ... what?”
 - 125 Work on something you love?

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Police Blotter

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



ASSAULT - SIMPLE

3/23/2024, 3:10 p.m. at 300 Block of S. REXFORD DRIVE

BURGLARY - CONSTRUCTION SITE

3/21/2024, 6 p.m. at 9900 Block of S. SANTA MONICA BLVD.

BURGLARY - FROM A MOTOR VEHICLE

3/22/2024, 4:06 p.m. at 200 Block of S. OAKHURST DRIVE

3/21/2024, 8 p.m. at 200 Block of S. WETHERLY DRIVE

BURGLARY - RESIDENTIAL (COMMON AREA)

3/25/2024, 6:19 a.m. at 400 Block of N. PALM DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

3/24/2024, 9:30 p.m. at 400 Block of N. OAKHURST DRIVE

3/23/2024, 12 p.m. at 800 Block of N. RODEO DRIVE

3/20/2024, 1:52 p.m. at 400 Block of N. OAKHURST DRIVE

HATE INCIDENT

3/21/2024, 4:36 p.m. at WILSHIRE BOULEVARD / WHITTIER DRIVE

THEFT FROM COMMERCIAL BUILDING

3/25/2024, 11:49 p.m. at 300 Block of N. CANON DRIVE

THEFT - GRAND

3/24/2024, 1:41 p.m. at 9700 Block of WILSHIRE BLVD.

3/23/2024, 6:34 p.m. at 9700 Block of WILSHIRE BLVD.

3/23/2024, 6:58 a.m. at 300 Block of N. CANON DRIVE

3/22/2024, 6:43 p.m. at 9700 Block of WILSHIRE BLVD.

3/22/2024, 4:26 p.m. at 200 Block of S. BEVERLY DRIVE

3/21/2024, 10 p.m. at 200 Block of N. CANON DRIVE

THEFT - PETTY

3/25/2024, 1:45 p.m. at 9600 Block of WILSHIRE BLVD.

3/23/2024, 4:30 p.m. at 300 Block of N. CRESCENT DRIVE

3/22/2024, 12 p.m. at GREGORY WAY / S. WETHERLY DRIVE

THEFT - PETTY (FROM VEHICLE)

3/21/2024, 7 a.m. at 500 Block of N. REXFORD DRIVE

VANDALISM

3/24/2024, 2:15 p.m. at N. CAMDEN DRIVEIVE/ N. SANTA MONICA BOULEVARD

3/22/2024, 12:01 p.m. at 200 Block of S. PALM DRIVE

3/21/2024, 6:55 p.m. at 200 Block of N. CRESCENT DRIVE

3/20/2024, 5:30 p.m. at WILSHIRE BOULEVARD / N. CANON DRIVE

Public Notices

ORDINANCE NO. 24-O-2892

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section 1. In both 2019 and 2020, the State adopted legislation amending Government Code Sections 65852.2 and 65852.22 to limit the standards cities may impose on accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”). The state passed additional legislation effective Jan. 1, 2023 and 2024 further amending the ADU and JADU laws. This Ordinance updates the City’s local standards to comply with the revisions to state law.

Section 2. The Planning Commission considered this Ordinance on January 25, 2024, at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support or against this matter. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2049, recommending approval of the Ordinance by the City Council.

Section 3. The City Council, at a regular meeting, considered the Ordinance on March 11, 2024, at a duly noticed public hearing, as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support or against this matter. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 4. The City Council finds that the adoption of this Ordinance is consistent with the General Plan because it fulfills the following General Plan Goals and Policies:

Land Use Policy 2.1 (City Places: Neighborhoods, Districts, and Corridors): Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City’s distinctive residential neighborhoods (Land Use Policy 2.1).

Land Use Policy 3.2 (Fair Share of Regional Housing Needs): Help the City meet State requirements to accommodate the City’s fair share of regional housing needs, contingent upon the ability to maintain the qualities that distinguish and contribute to the livability of the City and not unduly burden the City’s fiscal resources.

Housing Policy H4.2 (Development Standards): Directs the City “evaluate and modify development standards as appropriate to better facilitate the provision of affordable housing.” Additionally, Implementation Program 10.4 (Accessory Dwelling Units) of the 2021 - 2029 Housing Element: Implement adoption an ordinance in 2023 that allows by-right approval of ADUs in single family zones that exceed state required minimums.

Housing Goal H2 (Housing Supply and Diversity): Update regulations for ADU and JADUs that contribute to the City’s housing ecosystem by providing options that are inherently different from traditional single- or multi-family units.

Housing Policy H 2.5 (Adoptive Reuse): Supports innovative strategies for the adaptive reuse of residential and commercial structures to provide for a wide range of housing types (H 2.5).

Section 5. A new definition of “Junior Accessory Dwelling Unit” is hereby added to Section 10-3-100 (Words Defined) in Article 1 (Definitions) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to read as follows between the defined terms definitions of “Interior side setback” and “Large Family Daycare Home”

“JUNIOR ACCESSORY DWELLING UNIT (JADU): a residential unit that is no more than 500 square feet in size and is contained entirely within an existing or proposed single-family dwelling. An enclosed use within the dwelling, such as an attached garage, is considered to be a part of and contained within the single-family dwelling:

Section 6. The definition of “Accessory Dwelling Unit” in Section 10-3-100 (Words Defined) in Article 1 (Definitions) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“ACCESSORY DWELLING UNIT (ADU): An attached or detached residential dwelling unit which provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping,

eating, cooking, and sanitation, and is located on the same site area as the primary dwelling. An accessory dwelling unit shall not include an accessory structure lawfully constructed prior to September 26, 2003, which provides independent living facilities, provided the use of the accessory structure is restricted by a covenant as described in Section 10-3-403 or 10-3-604 of this chapter or was otherwise lawfully constructed in conformance with the applicable codes in effect at the time of construction.”

Section 7. Existing Section 10-3-409 (Accessory Dwelling Units) in Article 4 (One-Family Residential Zone (R-1)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby repealed.

Section 8. A new Article 50 (Accessory Dwelling Units and Junior Accessory Dwelling Units) is hereby added to Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to read as follows:

“ARTICLE 50. ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

10-3-5000: BUILDING PERMIT ONLY ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLINGS:

A. Building Permit Only Standards: Notwithstanding the use regulations of this chapter, accessory dwelling units and junior accessory dwelling units shall be permitted on any lot zoned residential or mixed-use with an existing single-family dwelling unit, or in conjunction with an application for a proposed single-family structure, provided the proposed accessory dwelling unit or junior accessory dwelling unit meets the following standards and requirements. Accessory dwelling units and junior accessory dwelling units that meet the standards in this section will be allowed to be constructed with a building permit only.

1. Number of Accessory Dwelling Units and Junior Accessory Dwelling Units Permitted: One accessory dwelling unit and one junior accessory dwelling unit are allowed on any lot zoned for residential or mixed-use with an existing or proposed single-family dwelling.

2. Location: Detached accessory dwelling units must be located to the rear of the primary dwelling unit on the site. Attached accessory dwelling units must be contained entirely within or attached to an existing or newly proposed and constructed single-family structure. Junior accessory dwelling units must be located in a single-family zone, contained entirely within an existing or proposed and constructed single-family structure, including enclosed structures such as attached garages. JADUs are prohibited in detached garages and accessory structures.

3. Site Area: There is no minimum site area for accessory dwelling units or junior accessory dwelling units.

4. Unit Size:

a. Attached or Detached Accessory Dwelling Units: An attached or detached accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in section 17958.1 of the California Health and Safety Code or any successor statute.

1) In the Central Area south of Santa Monica Boulevard, an attached or detached accessory dwelling unit shall not exceed a maximum floor area of 1,200 square feet, or the site’s remaining maximum allowable floor area, whichever is less.

2) In the Central Area north of Santa Monica Boulevard and the Hillside Area, an attached or detached accessory dwelling unit shall not exceed a maximum floor area of 1,400 square feet, or the site’s remaining maximum allowable floor area ratio, whichever is less.

3) In Trousdale Estates, an attached or detached accessory dwelling unit shall not exceed a maximum floor area of 850 square feet for a studio or one-bedroom unit and 1,000 square feet for any unit with more than one bedroom, or the site’s remaining maximum allowable floor area ratio, whichever is less.

b. Application of development standards, such as floor area ratio, may further limit the size of the accessory dwelling unit, but in no case shall the front setback, floor area ratio, open space, or site coverage requirement reduce an accessory dwelling unit to less than 800 square feet where there is no other alternative to comply, and only to the extent necessary to construct the accessory dwelling unit.

c. Accessory Dwelling Units Converted from Existing or Proposed Space: If an accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure, the accessory dwelling unit shall not exceed the size of the existing space to be converted. If required for ingress and egress, conversion of an accessory structure may add up to 150 square feet

beyond the physical dimensions of the existing structure. Conversion of unenclosed accessory buildings or unenclosed accessory structures, such as patios, gazebos, breezeways, carports, porte cocheres, or similar structures shall not be allowed, however, shall comply with all applicable development standards for a new detached accessory dwelling units pursuant to section 10-3-5000 of this article.

d. Junior Accessory Dwelling Unit: A junior accessory dwelling unit shall not exceed 500 square feet.

5. Floor Area Ratio Calculations: For accessory dwelling units and junior accessory dwelling units, the floor area of basements shall not be included when calculating floor area under this chapter, including the determination of maximum floor area ratio for the site. However, basement areas shall be counted for purposes of determining maximum floor area for proposed attached and detached accessory dwelling units exceeding 800 square feet.

6. Height:

a. Detached Accessory Dwelling Units: A detached accessory dwelling unit shall not exceed a maximum height of:

1) 22 feet in Central Area south of Santa Monica;

2) 25 feet in Central Area north of Santa Monica;

3) In the Hillside Area and Trousdale Estates, the maximum height shall be in accordance with the height limitations set forth in Government Code Section 65852.2, as amended from time to time.

4) Notwithstanding the foregoing, a detached accessory dwelling unit of up to two-stories, located within the principal building area on an estate lot of at least twenty four thousand (24,000) square feet in the Central Area shall comply with the maximum height limit applicable to the primary dwelling structure on the site.

b. Attached Accessory Dwelling Units and Junior Accessory Dwelling Units: An attached accessory dwelling unit or junior accessory dwelling unit shall be subject to the same height limitations applicable to the primary dwelling on the site.

7. Owner Occupancy, Rental, and Transfer:

a. An accessory dwelling unit or junior accessory dwelling unit may be rented, but shall not be sold, transferred or assigned separately from the primary single-family dwelling, except as provided in Government Code Section 65852.26.

b. An accessory dwelling unit or junior accessory dwelling unit shall not be rented for a rental term of less than 30 consecutive days.

c. The owner of a property with a junior accessory dwelling unit shall reside in one of the dwelling units on the property. This owner-occupancy requirement shall not apply to a junior accessory dwelling unit owned by a governmental agency, land trust, or housing organization.

8. Parking:

a. One parking space shall be required for each accessory dwelling unit on a site. However, no parking shall be required for any accessory dwelling unit in any of the following circumstances:

1) It is located within one-half (1/2) mile walking distance of public transit.

2) It is located within a historic district or on a property listed in a Register of Historic Resources (local, state, or national).

3) It is part of the proposed primary dwelling or converted from the existing space of a primary dwelling or existing accessory structure.

4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5) When there is a City-approved and dedicated parking space for a car share vehicle located within one block of the accessory dwelling unit.

b. Any required parking for an accessory dwelling unit may be provided as tandem parking on an existing driveway, including driveway areas within setback areas.

c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit constructed pursuant to the requirements of this section, the off-street parking spaces lost as a result of the demolition are not required to be replaced. For an accessory dwelling unit that will replace a detached garage, the building and demolition permits shall be reviewed and issued concurrently.

CONTINUE TO PAGE 17>

Public Notices

d. No parking is required for a junior accessory dwelling unit.

9. Setbacks:

a. In the Central Area, accessory dwelling units shall have side and rear setbacks of no less than four feet, except that no minimum side or rear setback is required for the portion of an accessory dwelling unit that abuts an alley.

b. In the Hillside Area and Trousdale Estates, accessory dwelling units shall comply with all side and rear setback requirements applicable to the primary dwelling unit on the site, unless the required setbacks are more than four feet, in which case the maximum setback required shall be four feet from a side or rear property line. Where the rear or side portion of an accessory dwelling unit abuts an alley, no minimum setback is required.

c. Existing Structure Conversions or Replacement of Existing Structures with New Structures: No additional setback beyond the existing structure setback shall be required if the existing structure is not expanded or if the new structure is constructed within the same footprint of the existing structure and does not exceed the existing structure size and/or height. Conversion or replacement of unenclosed accessory buildings or unenclosed accessory structures, such as patios, gazebos, breezeways, carports, porte cocheres, or similar structures shall not be allowed, however, shall comply with all applicable development standards for a new detached accessory dwelling unit pursuant to section 10-3-5000 of this article.

10. Entrances: An entrance separate from the main entrance to the primary dwelling shall be provided for accessory dwelling units and junior accessory dwelling units. A junior accessory dwelling unit that does not include a bathroom separate from the primary dwelling shall additionally include an interior entry to the main living area of the primary dwelling.

11. Separation: Newly constructed ADUs shall be located no closer than 6 feet to any other building on the same site area, unless such separation would preclude the construction of an 800 square foot ADU pursuant to subsection A.4.c. of this section.

12. Required Features: Accessory dwelling units must provide complete, independent living facilities for sleeping, sanitation, and cooking. Junior Accessory dwelling units may have separate sanitation facilities, or may share sanitation facilities with the existing structure. A junior accessory dwelling unit must include, at minimum, an efficiency kitchen containing (1) a cooking facility with kitchen appliances and (2) a food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

13. Maximum Site Density: Density limitations set forth in this municipal code shall not preclude the construction of accessory dwelling units that comply with the provisions of this code section.

14. Covenant Required:

a. Within 30 days of the issuance of building permit for an accessory dwelling unit pursuant to this article, the owner of record shall record a covenant, in a form satisfactory to the city attorney, which shall place future buyers on notice of the maximum size of the accessory dwelling unit as set forth in the approved plans, the required amount of off street parking, if any, to be provided for the accessory dwelling unit, that the accessory dwelling unit may not be sold, transferred or assigned separately from the primary dwelling unit except as provided in Government Code Section 65852.26, that the accessory dwelling unit shall not be rented for a rental period shorter than 30 days, and that such restrictions shall run with the land and be binding upon all future owners. The covenant shall be recorded in the official records of the county of Los Angeles, and a copy of the covenant shall be filed with the office of the city clerk.

b. Within 30 days of the issuance of building permit for a junior accessory dwelling unit, the owner of record shall record a covenant, in a form satisfactory to the city attorney, which shall place future buyers on notice of the maximum size of the junior accessory dwelling unit as set forth in the approved plans, the required amount of off street parking, if any, to be provided for the junior accessory dwelling unit, that the junior accessory dwelling unit may not be sold, transferred or assigned separately from the primary dwelling unit, that the junior accessory dwelling unit shall not be rented for a rental period shorter than 30 days, that the owner of the property must reside either in the primary dwelling or the junior accessory dwelling unit unless the owner is a governmental agency, land trust, or housing organization, and that such restrictions shall run with the land and be binding upon all future owners. The covenant shall be recorded in the official records of the county of Los Angeles, and a copy of the covenant shall be filed with the office of the city clerk.

15. Fire Sprinklers: An accessory dwelling unit or junior accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling, nor shall the construction of an accessory dwelling unit or junior accessory dwelling unit require fire sprinklers to be installed in the existing primary dwelling.

16. Fees and Charges: Any accessory dwelling unit or junior accessory dwelling unit shall not be considered new residential uses for purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit is constructed with a new single-family dwelling or the unit is constructed as a newly constructed detached unit. Further, no impact fees or park fees shall be levied upon accessory dwelling units that are less than 750 square feet in floor area or junior accessory dwelling units. Impact fees charged on accessory dwelling units of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

17. Utility Connections:

a. The applicant for any accessory dwelling unit or junior accessory dwelling unit approved pursuant to subsection A. 19. of this section, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family home.

b. The applicant for any accessory dwelling unit or junior accessory dwelling unit that is not described in subsection A. 19. of this section, may be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, and consistent with Government Code section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system.

18. Historic Resources: Any accessory dwelling unit that has the potential to adversely impact a historical resource listed on the national register, California register of historic places, or the city of Beverly Hills register of historic properties, shall comply with and shall be designed and constructed in accordance with the "Secretary Of The Interior's Standards For The Treatment Of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring, And Reconstructing Historic Buildings" found at 36 CFR 68.3, as amended from time to time.

19. Conversion Of Existing or Proposed Space Of A Dwelling Or Existing Accessory Structure: Conversion of existing space or proposed wholly within a single-family dwelling or within an existing accessory structure into an accessory dwelling unit shall be permitted by right, provided that the proposed accessory dwelling unit has independent exterior access from the dwelling, and the side and rear setbacks are sufficient for fire safety.

20. Porches and Decks: No accessory dwelling unit shall have a porch or deck located more than three feet (3') above the finished grade. Rooftop decks shall not be permitted for accessory dwelling units.

21. Windows: Windows within 10 feet of a side or rear property line and the closest side property line shall be at located at least six feet above finished grade, or shall be awning style windows with the ability to open a maximum of six inches (6") and shall be fitted with translucent glass.

B. Minor Accommodation: Any proposed ADU that does not conform to the below objective standards set forth in this Section 10-3-5000 may be permitted by the City with the approval of a minor accommodation permit, in accordance with Section 10-3-3600. U. A minor accommodation permit may not be granted for junior accessory dwelling units.

1. Exceptions: Approval of a minor accommodation for a proposed ADU shall not allow:

- Rooftop decks.
- Height in excess of the underlying zoning district applicable to the primary building area.
- Floor area in excess of the underlying zoning district.
- Deviation from building or life safety codes.

2. Reviewing Authority: The director of community development may approve or conditionally approve a minor accommodation for an ADU for a discretionary request

unrelated to height increases. However, the Planning Commission shall be the reviewing authority for any increase in height beyond the maximum allowable height limit in this article.

3. Referral to the Planning Commission: If, in the opinion of the director of community development, an application merits review by the planning commission, the director may refer such application to the planning commission, and the planning commission shall serve as the reviewing authority and shall conduct a noticed public hearing regarding the requested minor accommodation.

4. Required Findings for Discretionary Approval: The director of community development or Planning Commission may approve or conditionally approve a minor accommodation for an ADU subject to the following findings.

a. Compatibility: The requested accommodation will be compatible with the scale and massing of the streetscape and existing development in the neighborhood;

b. No Adverse Impact or Detriment: The granting of the accommodation would not have a substantial adverse impact on or be detrimental to neighbors' access to light and air, neighbors' privacy, adjacent properties, the garden quality of the city, or public welfare.

1) Specific Finding for Height Increases: In making a determination to increase height, the planning commission must look at such factors including, but not limited to, the impact of the accessory dwelling unit on the scale and massing as viewed from adjacent properties, the impact of the accessory dwelling unit on available light in neighboring yards, and the cumulative impact to adjacent properties from the proposed accessory dwelling unit in combination with existing accessory structures and accessory dwelling units in the vicinity.

10-3-5001. ACCESSORY DWELLING UNITS ON LOTS WITH MULTIPLE FAMILY DWELLINGS:

A. Building Permit Only Standards: Notwithstanding the use regulations of this chapter, accessory dwelling units shall be permitted on property in any lot zoned residential or mixed-use zone with an existing multi-family dwelling, or in conjunction with an application for a proposed and constructed multi-family dwelling, provided the proposed accessory dwelling unit meets the following standards and requirements. Accessory dwelling units that meet the standards in this section are permitted to be constructed with a building permit only.

1. Number of Accessory Dwelling Units Allowed:

a. Detached Accessory Dwelling Units: No more than two detached accessory dwelling units are allowed on a lot that has an existing or proposed multi-family dwelling. The detached accessory dwelling units may be newly constructed or converted from existing detached accessory structures. The two detached accessory dwelling units may be attached to one another; and

b. Conversion of Existing Non-Livable Multi-family Building Space to Accessory Dwelling Units: Portions of existing multi-family dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages may be converted to accessory dwelling units. Areas used for commercial or other activities that are intended for regular occupancy such as leasing offices, community rooms, or amenity spaces are not eligible for conversion. At least one conversion unit from non-livable space is allowed to be created on each site and the maximum number of units allowed shall not exceed 25 percent of the existing units on the site. For the purposes of calculating the number of allowable ADUs converted from non-livable space, the following shall apply:

1) Previously approved ADUs shall not count towards the number of existing multi-family dwellings; and

2) Fractions shall be rounded down to the next lower number of dwelling units, except that at least one ADU shall be allowed.

c. As an alternative to subsections 1a and 1b, one attached or livable area conversion accessory dwelling unit is allowed on a lot that has an existing or proposed multi-family dwelling.

2. Location: Detached accessory dwelling units shall be located behind the existing multi-family building on the site. Attached accessory dwelling units must be contained entirely within or attached to an existing or newly proposed and constructed multi-family structure.

3. Site Area: There is no minimum site area for accessory dwelling units or junior accessory dwelling units.

4. Unit Size:

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a. Attached or Detached Accessory Dwelling Units: An attached or detached accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in section 17958.1 of the California Health and Safety Code, or any successor statute and shall not exceed a maximum size 850 square feet for a studio or one-bedroom unit and 1,000 square feet for any unit with more than one bedroom.

b. Application of development standards, such as floor area ratio, may further limit the size of the accessory dwelling unit, but in no case shall the front setback, floor area ratio, open space, or site coverage requirement reduce an accessory dwelling unit to less than 800 square feet where there is no other alternative to comply, and only to the extent necessary to construct the accessory dwelling unit.

c. Accessory Dwelling Units Converted from Existing or Proposed Livable Space: If an accessory dwelling unit is within the proposed space of a multi-family dwelling or existing space of a multi-family dwelling or accessory structure, the accessory dwelling unit shall not exceed the size of the existing space to be converted. If required for ingress and egress, conversion of an existing accessory structure may add up to 150 square feet beyond the physical dimensions of the existing structure. Conversion or replacement of unenclosed accessory buildings or unenclosed accessory structures, such as patios, gazebos, breezeways, carports, porte cocheres, or similar structures shall not be allowed, however, shall comply with all applicable development standards for a new detached accessory dwelling units pursuant to section 10-3-5001 of this article.

5. Parking Required:

a. Each accessory dwelling unit shall require the provision of one parking space. However, no parking shall be required for any accessory dwelling unit in any of the following circumstances:

1) It is located within one-half (1/2) mile walking distance to public transit.

2) It is located within a historic district or on a property listed in a Register of Historic Resources (local, state, or national).

3) It is part of the proposed primary dwelling or converted from the existing space of a primary dwelling or existing accessory structure.

4) When on street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5) When there is a City-approved and dedicated parking space for a car share vehicle located within one block of the accessory dwelling unit.

b. Any required parking for an accessory dwelling unit may be provided as tandem parking on an existing driveway, including driveway areas within setback areas.

6. Demolition of Garages, Carports, Covered Parking Structures or Existing Structures: When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit constructed pursuant to the requirements of this section, the off street parking spaces lost as a result of the demolition are not required to be replaced. For an accessory dwelling unit that will replace a detached garage, the building and demolition permits shall be reviewed and issued concurrently.

7. Building Standards: All accessory dwelling units must meet all building code standards for dwelling units, including those that are converted from existing non-livable spaces within multi-family buildings.

8. Height:

a. Detached accessory dwelling units shall not exceed a height of 16 feet. Up to 18 feet in height may be allowed if the detached accessory dwelling unit is:

1) On a lot with a multistory dwelling; or

2) Located within one-half (1/2) mile walking distance of public transit. An additional two feet in height (up to 20 feet) is allowed only to accommodate a roof pitch that aligns with the primary multi-family dwelling.

b. Attached accessory dwelling units shall be subject to the same height limitations applicable to the primary dwelling structure on the site.

9. Setbacks.

a. Attached and detached accessory dwelling units shall have side and rear setbacks of no less than four feet.

b. For conversion of existing livable or non-livable space or garage no additional setback is required, beyond the existing provided setback.

c. For replacement of an existing enclosed structure or garage, no existing setback is required, beyond the existing setback provided. This provision shall only apply to ADUs that are replacing existing structures within the same footprint of the existing structure and do not exceed the existing structure size and/or height. However, replacement of the following accessory structures shall follow all applicable development standards for detached accessory dwelling units per section 10-3-5001: unenclosed accessory buildings or unenclosed accessory structures, such as patios, gazebos, breezeways, carports, porte cocheres, or similar structures.

10. Maximum Site Density. Density limitations set forth in this municipal code shall not preclude the construction of accessory dwelling units that comply with the provisions of this code section.

11. Outdoor Living Space. Outdoor living space shall not be required for the construction of accessory dwelling units in multi-family or mixed-use residential zones.

12. Covenant Required: The owner of record shall record a deed restriction in a form satisfactory to the city attorney within thirty (30) days following the issuance of a building permit for the accessory dwelling unit. Within thirty (30) days of the issuance of building permit for an accessory dwelling unit pursuant to this article, the owner of record shall record a covenant, in a form satisfactory to the city attorney, which shall place future buyers on notice of the maximum size of the accessory dwelling unit as set forth in this subsection A, the required amount of off street parking to be provided for the accessory dwelling unit, that the accessory dwelling unit may not be sold, transferred or assigned separately from the primary dwelling unit, and that such restrictions shall run with the land and be binding upon all future owners. The covenant shall be recorded in the official records of the county of Los Angeles, and a copy of the covenant shall be filed with the office of the city clerk.

13. Fire Sprinklers: An accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling, nor shall the construction of an accessory dwelling unit require fire sprinklers to be installed in the existing multi-family dwelling.

14. Fees and Charges For Utilities: Accessory dwelling units shall not be considered new residential uses for purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit is constructed with a new single-family dwelling. Further, no impact fees or park fees shall be levied upon accessory dwelling units that are less than 750 square feet in floor area. Impact fees charged on accessory dwelling units of 750 square feet or more shall be charged proportionately in relation to the average square footage of the residential units within the multi-family dwelling.

15. Utility Connections:

a. The applicant for any accessory dwelling unit or junior accessory dwelling unit approved pursuant to subsection A. 16. of this section, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new multi-family home.

b. The applicant for any accessory dwelling unit that is not described in subsection A. 16. of this section, may be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, and consistent with Government Code section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system.

16. Conversion Of Existing or Proposed Space Of A Dwelling or Existing Accessory Structure: Conversion of existing livable space or proposed wholly within a multi-family dwelling or within an existing accessory structure into an accessory dwelling unit shall be permitted by right, provided that the proposed accessory dwelling unit has independent exterior access from the dwelling, and the side and rear setbacks are sufficient for fire safety.

17. Porches and Decks: No accessory dwelling unit shall have a porch or deck located more than three feet (3') above the finished grade. Rooftop decks shall not be permitted for accessory dwelling units.

18. Windows: Windows within 10 feet of a side or rear property line and the closest side property line shall be at least six feet above finished grade, or shall be awning style windows with the ability to open a maximum of six inches (6") and shall be fitted with translucent glass.

19. Historic Resources: Any accessory dwelling unit that has the potential to adversely impact a historical resource listed on the national register, California register of historic places, or the city of Beverly Hills register of historic properties, shall comply with and shall be designed and constructed in accordance with the "Secretary Of The Interior's Standards For The Treatment Of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring, And Reconstructing Historic Buildings" found at 36 CFR 68.3, as amended from time to time."

Section 9. Section 10-3-401 (Uses and Buildings Permitted) of Article 4 (One-Family Residential Zone (R-1)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"10-3-401: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a "single-family residence", as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited."

Section 10. Subsection B of Section 10-3-403 (Restrictions on Accessory Buildings) of Article 4 (One-Family Residential Zone (R-1)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows, with all other provisions of Section 10-3-403 remaining in effect without amendment:

" B. Notwithstanding the provisions of subsection A of this section, an accessory building lawfully constructed prior to September 26, 2003, may provide complete, independent living facilities (including kitchen facilities) without otherwise conforming to the accessory dwelling unit or junior accessory dwelling unit standards set forth in article 50 of this chapter, provided the property owner has recorded a covenant in a form satisfactory to the city attorney restricting the use of the site to one bona fide housekeeping unit or was otherwise lawfully constructed in conformance with the applicable codes in effect at the time of construction. Notwithstanding any other provision of this code, any such accessory structure may be maintained indefinitely and may be altered or expanded without otherwise complying with the regulations applicable to accessory dwelling units or junior accessory dwelling units."

Section 11. Section 10-3-501 (Uses and Buildings Permitted) of Article 5 (One-Family Residential Zone (R-1.X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"10-3-501: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a "single-family residence", as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited."

Section 12. Section 10-3-503.5 (Accessory Dwelling Units) of Article 5 (One-Family Residential Zone (R-1.X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

"10-3-503.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling and junior accessory dwelling units shall be permitted in zone R-1.X provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter."

Section 13. Section 10-3-601 (Uses and Buildings Permitted) of Article 6 (One-Family Residential Zone (R-1.5)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

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“10-3-601: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence or for a single-family transient use more than twice per calendar year is prohibited.”

Section 14. Section 10-3-603.5 (Accessory Dwelling Units) of Article 6 (One-Family Residential Zone (R-1.5)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-603.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.5 provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter.”

Section 15. Subsection B of Section 10-3-604 (Restrictions on accessory buildings) of Article 6 (One-Family Residential Zone (R-1.5)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows, with all other provisions of Section 10-3-604 remaining in effect without amendment:

“B. Notwithstanding the provisions of subsection A of this section, an accessory building lawfully constructed prior to September 26, 2003, may provide complete, independent living facilities (including kitchen facilities) without otherwise conforming to the accessory dwelling unit or junior accessory dwelling unit standards set forth in article 50 of this chapter, provided the property owner has recorded a covenant in a form satisfactory to the city attorney restricting the use of the site to one bona fide housekeeping unit or was otherwise lawfully constructed in conformance with the applicable codes in effect at the time of construction. Notwithstanding any other provision of this code, any such accessory structure may be maintained indefinitely and may be altered or expanded without otherwise complying with the regulations applicable to accessory dwelling units or junior accessory dwelling units.”

Section 16. Section 10-3-701 (Uses and Buildings Permitted) of Article 7 (One-Family Residential Zone (R-1.5X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-701: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited.”

Section 17. Section 10-3-702.5 (Accessory Dwelling Units) of Article 7 (One-Family Residential Zone (R-1.5X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-702.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.5X provided the criteria set forth in article 4 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in said article 50 of this chapter.”

Section 18. Section 10-3-801 (Uses and Buildings Permitted) of Article 8 (One-Family Residential Zone (R-1.5X2)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-801: USES AND BUILDINGS PERMITTED: Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.5X2 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private

one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence a single-family transient use more than twice per calendar year is prohibited.”

Section 19. Section 10-3-803.5 (Accessory Dwelling Units) of Article 8 (One-Family Residential Zone (R-1.5X2)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-803.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.5X2 provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter.”

Section 20. Section 10-3-901 (Uses and Buildings Permitted) of Article 9 (One-Family Residential Zone (R-1.6X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-901: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.6X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two (2) times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited.”

Section 21. Section 10-3-902.5 (Accessory Dwelling Units) of Article 9 (One-Family Residential Zone (R-1.6X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-902.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.6X provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter.”

Section 22. Section 10-3-1001 (Uses and Buildings Permitted) of Article 10 (One-Family Residential Zone (R-1.7X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read:

“10-3-1001: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.7X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited.”

Section 23. Section 10-3-1002.5 (Accessory Dwelling Units) of Article 10 (One-Family Residential Zone (R-1.7X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read:

“10-3-1002.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.7X provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter.”

Section 24. Section 10-3-1101 (Uses and Buildings Permitted) of Article 11 (One-Family Residential Zone (R-1.8X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-1101: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-1.8X shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except as a private one-family residence, small family daycare home, small community care facility, or transitional or supportive housing structured as a single-family residence. A single-family transient use of a “single-family residence”, as defined in section 10-3-100 of this chapter, by a single housekeeping unit is permitted to commence two times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited.”

Section 25. Section 10-3-1102.5 (Accessory Dwelling Units) of Article 11 (One-Family Residential Zone (R-1.8X)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-1102.5: ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS:

Accessory dwelling units and junior accessory dwelling units shall be permitted in zone R-1.8X provided the criteria set forth in article 50 of this chapter are satisfied or a minor accommodation is issued pursuant to the procedure provided in article 50 of this chapter.”

Section 26. Section 10-3-1202 (Uses and Buildings Permitted) of Article 12 (Multiple Residential Zone (R-4)) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-1202: USES AND BUILDINGS PERMITTED:

Except as otherwise provided in this article, no lot, premises, building or portion thereof in zone R-4 shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose other than as a public library, a single- or multiple-family dwelling and the usual and customary accessory and appurtenant uses there-to including accessory dwelling units and junior accessory dwelling units subject to the criteria in article 50 of this chapter; a small community care facility; or transitional or supportive housing structured as a single-family residence or as a multiple-family dwelling.”

Section 27. Subsection B of Section 10-3-2406 (Side Setbacks) of Article 24 (Single-Family Residential Development Standards for the Central Area of the City) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby amended to read as follows, with all other provisions of Section 10-3-2406 remaining in effect without amendment:

B. “South Of Santa Monica Boulevard: Except as otherwise provided in this section, the minimum side setback for buildings located south of Santa Monica Boulevard shall be five feet (5') on one side. On the other side, the minimum side setback shall be nine feet (9'). Encroachments in side setbacks otherwise permitted pursuant to section 10-3-2409 of this chapter may not be permitted in this nine foot (9') setback area except for: 1) roof eaves pursuant to subsection 10-3-2409B of this chapter, and 2) encroachments along the side property line for side yard fences, walls, or hedges, provided that a flat area with a minimum width of nine feet (9') is maintained between the side property line wall, fence or hedge, and any structure or building. Parking, including a porte-cochere covering said parking may be provided in this nine foot (9') setback area pursuant to section 10-3-2419 of this chapter.

1. Exception: The setback requirements set forth in this subsection B shall not be applicable to: a) any corner lot, b) those site areas located south of Olympic Boulevard and west of Roxbury Drive, nor c) those site areas located south of Olympic Boulevard and east of Doheny Drive.

a. Corner Lots And All Lots South Of Olympic Boulevard And West Of Roxbury Drive: The side setbacks for all corner lots located southerly of Santa Monica Boulevard and those site areas located southerly of Olympic Boulevard and westerly of Roxbury Drive shall be at least five feet (5'). In addition, the sum of the side setbacks adjacent to the two (2) longest side lot lines shall be at least twenty percent (20%) of the lot width.

b. South Of Olympic Boulevard And East Of Doheny Drive: The side setbacks for site areas southerly of Olympic Boulevard and easterly of Doheny Drive shall be five feet (5').

2. Exception; Two Or More Lots: For those buildings located on site areas that consist of two or more lots as subdivided on July 3, 1984, the side setback shall be ten feet (10') plus ten percent (10%) of the width of the lot in excess of one hundred feet (100').

3. Exception; Accessory Dwelling Units. Accessory dwelling units and junior accessory dwelling units are permitted encroachments in the nine foot (9') setback area pursuant to article 50 of this chapter.”

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Section 28. Section 10-3-302 (Permitted And Conditionally Permitted Uses For Residential Zoning Districts And Zoning District Overlays) of Article 3 (Establishment of Zones; Permitted and Conditionally Permitted Uses) of Chapter 3 of Title 10 of the Beverly Hills Municipal Code is hereby amended to read as follows:

“10-3-302: PERMITTED AND CONDITIONALLY PERMITTED USES FOR RESIDENTIAL ZONING DISTRICTS AND ZONING DISTRICT OVERLAYS:

The following charts establish permitted uses and conditionally permitted uses in all residential zoning districts and zoning district overlays:

A. Single-Family Residential Zones: Except as otherwise provided in this article, no lot, premises, building or portion thereof in a single-family residential zone shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except:

ALLOWED USES AND PERMIT REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS AND ZONING DISTRICT OVERLAYS

P = Permitted use	UP = Use permit								CUP = Conditional use permit							
	R-1	R-1.5	R-1.8	R-1.8X	R-1.5X	R-1.6X	R-1.7X	R-1.8X	R-4	RMC-P	Special Needs Housing Overl	R-4X1	R-4X2	R-3	R-4-P	
Accessory dwelling units and junior accessory dwelling units (subject to article	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P						
Transitional and supportive housing:																
Single-family structure	P	P	P	P	P	P	P	P	P	P						
Multi-family structure																
Emergency shelters (subject to section 10-3-1275 of this chapter)																
Single room occupancy housing																
Community care facilities ² (state licensed):																
Small (6 or fewer)	P	P	P	P	P	P	P	P	P	P						
Large (7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Public library	P	P	P	P	P	P	P	P	P	P						
Childcare uses licensed pursuant to	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Educational institutions	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Multiple-family congregate housing for the elderly or disabled pursuant to article																
Multiple-family housing for the elderly or disabled pursuant to article 12.5 of this chapter	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Museums	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Public utility uses ³	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Religious institutions	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Restaurants located in nonconforming hotels (subject to section 10-3-1207 of this chapter)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Convenience retail uses (subject to section 10-3-1233 of this chapter)																
Public parking uses																
Ancillary retail uses ⁵															P	
Ancillary parking facilities ⁵															P	

Notes:

1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a single-family residence, it is regulated as such and is subject to all regulations applied to residences in the single-family residential zone where it is located.
2. For the purposes of this section, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.
3. Public educational institutions only.

4. A single-family transient use of a “single-family residence” by a single housekeeping unit is permitted to commence two times per calendar year for each single-family residence. Use of a single-family residence for a single-family transient use more than twice per calendar year is prohibited.

B. Multiple-Family Residential Zones: Except as otherwise provided in this article, no lot, premises, building or portion thereof in a multiple-family residential zone shall be erected, constructed, built, altered, enlarged, built upon, used, or occupied for any purpose except:

ALLOWED USES AND PERMIT REQUIREMENTS FOR MULTIPLE-FAMILY RESIDENTIAL ZONES AND ZONING DISTRICT OVERLAYS

P = Permitted use	CUP = Conditional use permit							
	R-4	RMC-P	Special Needs Housing Overl	R-4X1	R-4X2	R-3	R-4-P	
Single-family dwelling	P	P		P	P	P	P	
Accessory dwelling units and junior accessory dwelling units (subject to article	P	P		P	P	P	P	
Multiple-family dwellings	P	P		P	P	P	P	
Transitional and supportive housing:								
Single-family structure	P ¹	P ¹				P ¹	P ¹	
Multi-family structure	P ¹	P ¹				P ¹	P ¹	
Emergency shelters (subject to section 10-3-1275 of this chapter)								
Single room occupancy housing								
Community care facilities ² (state licensed):								
Small (6 or fewer)	P	P				P	P	
Large (7 or more)	CUP	CUP				CUP	CUP	
Public library	P	P				P		
Childcare uses licensed pursuant to	CUP	CUP				CUP	CUP	
Educational institutions	CUP	CUP				CUP	CUP	
Multiple-family congregate housing for the elderly or disabled pursuant to article								
Multiple-family housing for the elderly or disabled pursuant to article 12.5 of this chapter	CUP	CUP				CUP	CUP	
Museums	CUP	CUP				CUP	CUP	
Public utility uses ³	CUP	CUP				CUP	CUP	
Religious institutions	CUP	CUP				CUP	CUP	
Restaurants located in nonconforming hotels (subject to section 10-3-1207 of this chapter)	CUP	CUP				CUP	CUP	
Convenience retail uses (subject to section 10-3-1233 of this chapter)								
Public parking uses								
Ancillary retail uses ⁵							P	
Ancillary parking facilities ⁵							P	

Notes:

1. Transitional or supportive housing is permitted in residential zones subject to the same standards as similar residential uses; therefore, if such housing is configured as a multiple-family residence, it is regulated as such and is subject to all regulations applied to residences in the multiple-family residential zone where it is located.
2. For the purposes of this section, residential care facilities for the elderly, as defined in state law, shall be treated the same as community care facilities.
3. Except as provided in section 10-3-2754 of this chapter.
4. Uses allowed in the special needs housing overlay zone are in addition to any use allowed in the underlying zoning district.
5. If approved by the planning commission as part of a planned development pursuant to article 18.4 of this chapter.”

Section 29. A new Subsection U is hereby added to Section 10-3-3600 (Accommodations That May Be Granted) of Article 36 (Minor Accommodations to Certain Development Standards) of Chapter 3 (Zoning) of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code is hereby to read as follows, with all other provisions in Section 10-3-3600 remaining in effect without amendment:

“U. Section 10-3-5000 regarding accessory dwelling unit development standards.”

Section 30. CEQA. The City Council finds and determines that this Ordinance is not subject to the requirements of the California Environmental Quality Act (CEQA) because this Ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from CEQA pursuant to Public Resources Code Section 21080.17 and California Code of Regulations Title 14, Section 15282(h). To the extent that any provisions of this Ordinance are not exempt pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 31. Submittal of Ordinance. The Community Development Director shall submit a copy of the Ordinance to the Department of Housing and Community Development within sixty (60) days after adoption of this Ordinance.

Section 32. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 33. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 34. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage. The City Clerk is directed to certify to the enactment of this Ordinance and to cause this Ordinance to be published and/or posted as required by law.

Adopted: March 18, 2024
Effective: April 18, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

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

Public Notices

ORDINANCE NO. 24-O-2889

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REGULATE POLYSTYRENE FOODWARE AND PLASTIC WASTE

Section 1. The City Council hereby adds Chapter 12 (“REDUCTION OF WASTE FROM SINGLE-USE ARTICLES AND EXPANDED POLYSTYRENE PRODUCTS”) to Title 5 (“PUBLIC HEALTH, WELFARE, AND SANITATION”) of the Beverly Hills Municipal Code to read as follows:

5-12-1 - PURPOSE

The City of Beverly Hills has been a leader in addressing various environmental issues, including plastic pollution related to single-use plastics and polystyrene, as well as the risks to human health and marine life associated with water pollution. This ordinance will reduce single-use waste, greenhouse gas emissions, polystyrene use, and plastic litter threatening natural ecosystems and ocean wildlife, as well as keep overall plastic waste from landfills, in order to protect the health of the community and promote environmentally sustainable practices.

5-12-2 - DEFINITIONS

As used in this chapter, unless the context otherwise clearly indicates, the words and phrases are defined as follows:

Category 1 Food Facility means any food facility not included within the definition of a Category 2 or Category 3 Food Facility.

Category 2 Food Facility means a mobile food facility.

Category 3 Food Facility means a certified farmers’ market as defined in California Health and Safety Code section 113742, a temporary food facility, or a catering operation as defined in Health and Safety Code section 113739.1.

City Facility means any building, structure, property, park, open space, or vehicle, owned or leased by the City, its agents, agencies, or departments.

Compostable means consisting entirely of material that will promptly and safely break down into, or otherwise become part of, usable compost. For purposes of this chapter, in order to be considered “compostable,” a product must, at a minimum, conform to the following requirements:

1. It must be free of all intentionally added fluorinated chemicals, including, but not limited to, per-and polyfluoroalkyl substances (PFAS); and
2. It must satisfy one or more of the following additional requirements:
 - a. It must be certified as “Home Compostable” by a certifying organization acceptable to the Director of Public Works, including, but not limited to, the organizations provided in subsection 2.c;
 - b. It must be certified by its manufacturer to be composed solely of fiber-based material, such as paper or wood, without any coatings or additives that are not made entirely from fiber-based material; or
 - c. It must accommodate a specific food-service application for which the Director of Public Works has determined, through a site inspection, has no single-use article that complies with subsection 2.a or 2.b of this definition is readily available, and it must have been certified as compostable by both the Biodegradable Products Institute (“BPI”) and the Compost Manufacturing Alliance (“CMA”).

The Director of Public Works may issue rules and guidelines that set forth requirements for products to be considered “compostable” in accordance with this definition and identify specific products and categories of products that are, and are not, considered “compostable” for purposes of this definition.

Condiment has the meaning set forth in California Health and Safety Code section 113756; it includes such foods as ketchup, mustard, mayonnaise, sauerkraut, soy sauce, salsa, syrup, jam, jelly, salt, sugar, sugar substitute, cream, coffee creamer, pepper, chili-pepper or cheese topping. “Condiment” does not include an ingredient or component of a ready-to-eat food item that constitutes an integral part of that item even if such integral ingredient or component is packaged separately from the ready-to-eat food item.

Customer means any natural person or such person’s agent or caregiver.

Egg Carton means a container commonly used to package raw eggs sold to retail customers.

Expanded Polystyrene means polystyrene that has been expanded or “blown,” using a gaseous blowing

agent, into a solid foam, and is sometimes known by the trade-name “Styrofoam.”

Expanded Polystyrene Product means a product made from expanded polystyrene, and includes, without limitation, such products as coolers, ice chests, cups, bowls, plates, shipping boxes, packing peanuts, packing materials, and pool or beach toys, that are made from expanded polystyrene. Expanded polystyrene products do not include products such as surfboards, coolers, and craft supplies that are wholly encapsulated or encased in a more durable material. Nor do expanded polystyrene products include products that are pre-packaged outside of the City using expanded polystyrene as part of the packaging material, as long as the products themselves are not made of expanded polystyrene that is not encased in a more durable material.

Food Facility has the meaning set forth in California Health and Safety Code section 113789; it includes restaurants, bars, coffee shops, fast food restaurants, food carts, grocery stores, supermarkets, convenience stores, school cafeterias, hospitals and nursing facilities, snack bars, food trucks, juice bars, farmers markets, and temporary food facilities, such as those participating in fairs or events. “Food facility” does not include a third-party, online food-ordering business. For purposes of this chapter, the term “food facility” includes only businesses that are located, or that operate, within the City, or that operate within a City facility.

Food Tray means a tray commonly used for packaging raw, uncooked food sold to retail customers, such as meat, fish, and whole fruits and vegetables.

Full Service Restaurant means a restaurant where food may be consumed on the premises, and where each of the following would typically occur when a customer consumes food on the premises:

1. The customer is escorted or directed to an assigned eating area. An employee of the restaurant may choose the assigned eating area or may seat the customer according to the customer’s need for accommodation or other request;
2. Except for food that is included in a buffet or salad bar, the customer’s food and beverage orders are delivered directly to the customer; and
3. If a customer wants additional items with the customer’s food or beverage order, the customer requests such items from the server, and the server brings the requested items to the customer.

Grocery Store has the meaning set forth in California Health and Safety Code section 113948(c)(3); it means a store primarily engaged in the retail sale of canned foods, dry goods, fresh fruits and vegetables, and fresh meats, fish, and poultry, and any area within the store (that is not separately owned or operated) where food is prepared or sold, including a bakery, deli, and meat and seafood counter.

Health Facility has the meaning set forth in California Health and Safety Code section 1250; it means a facility for the care, treatment, and diagnosis of human illness to which persons are admitted for a 24-hour stay or longer, including, among other facilities, acute care hospitals, psychiatric hospitals, skilled and intermediate nursing facilities, and rehabilitation facilities.

Home Compostable means that the material will biodegrade at moderate temperatures in a composting bin designed for home use.

Mobile Food Facility has the meaning set forth in California Health and Safety Code section 113831; it means a vehicle, such as a food truck, that is used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail.

Multiservice Utensil has the meaning set forth in California Health and Safety Code section 113837; it includes foodware used for serving and consuming ready-to-eat food, including, but not limited to, plates, bowls, trays, condiment containers, cups, or drink ware, and accessories, such as cutlery, that is manufactured from durable materials and that is specifically designed to be cleaned after each use and reused.

Online Food-Ordering platform means the digital technology provided on a website or mobile application through which a customer can place an order for pick-up or delivery of ready-to-eat food. Online food-ordering platforms include such platforms: operated directly by food facilities; operated by third-parties that place ready-to-eat food orders with food facilities on behalf of customers and then deliver the food; and operated by third-parties that place orders with food facilities on behalf of customers without providing delivery service.

Plastic has the meaning set forth in California Public Resources Code section 42372; it means a synthetic material made from a wide range of organic polymers such

as polyethylene, polyvinyl chloride (PVC), nylon, that can be molded into shape while soft and then set into a rigid or slightly elastic form. “Plastic” includes all materials identified with, or conforming to, Resin Codes 1 to 7, inclusive, as provided in California Public Resources Code section 18015, without regard to whether such material displays a Resin Code.

Polystyrene means a thermoplastic petrochemical material utilizing the styrene monomer, including, but not limited to, rigid polystyrene or expanded polystyrene, processed by any number of techniques, including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, expanded polystyrene molding, or extrusion-blow molding (extruded polystyrene), and clear or solid polystyrene (oriented polystyrene). This definition applies to material made with polystyrene, regardless of whether it exhibits a label, “6” as the Resin Code, or the abbreviation “PS” identifying it as polystyrene.

Ready-To-Eat-Food has the meaning set forth in California Health and Safety Code section 113881; it includes food and beverages that may be consumed without additional preparation to achieve food safety.

Recyclable means capable of being source-separated or otherwise removed from the waste stream when discarded, and then feasibly recycled, salvaged, processed, or marketed by any means other than landfilling or burning, and returned to use by society, irrespective of whether it is compostable. For single-use articles to be considered recyclable, it is necessary that recycling, salvage, or processing facilities be readily available, and they must have the technical and operational ability, as well as adequate capacity, to receive, recycle, salvage and/or process the material from which such single-use article is composed, and there must be a market for such recycled, salvaged, or processed material. For purposes of this chapter, in no event shall single-use articles made with plastic be considered recyclable.

Resin Code means a resin identification code placed on plastics to identify the material composition for separation of different types of plastics for recycling.

Retail Establishment means any commercial establishment located within the City that sells goods directly to customers primarily for their own consumption or use.

Reusable Foodware refers to non-disposable food service items manufactured of durable materials specifically designed and manufactured to be safely and repeatedly washed, sanitized and reused over an extended period of time.

Self-Serve Dispenser or Station means any type of dispenser, container, counter, shelf, or other location that is accessible to customers of a food facility at which such customers can independently access single-use foodware accessories.

Single-Use or Disposable means that the item has been designed and constructed for one-time, one-person use, after which the item is meant to be discarded.

Single-Use Article means an item of foodware within the meaning of California Health and Safety Code section 113914, that is intended for a single-use, and that is used for serving, consuming, transporting, or containing food and beverages, including, but not limited to, clamshells, pizza boxes, plates, bowls, trays, wrappers, cups, straws, stirrers, knives, forks, spoons, and lids. “Single-use articles” include food trays and egg cartons. “Single-use article” does not include beverage containers that are subject to the California Redemption Value (“CRV”) in accordance with the California Beverage Container Recycling and Litter Reduction Act, Public Resources Code section 14500, et seq.

Single-Use Foodware Accessory means a single-use article that is provided alongside or with ready-to-eat food, including straws, stirrers, knives, forks, spoons, chopsticks, condiment packets, condiment containers, napkins, cup lids, spill plugs, and hot beverage sleeves. “Single-use foodware accessory” does not include plates, cups, bowls, containers, wrappers, bags or other single-use articles that are used for holding or containing ready-to-eat food while it is being delivered, transported, or consumed.

Street Food Vendor means a mobile food facility that has all of the following characteristics: (1) the vehicle from which the vendor sells food is not enclosed; (2) the vehicle from which the vendor sells food is nonmotorized; and (3) the vendor operates upon a public sidewalk or other pedestrian path.

Take-Out Food means ready-to-eat food that a customer purchases from a food facility for consumption outside of the premises of the food facility.

Temporary Food Facility means a temporary food facility, as defined in California Health and Safety Code section 113930, that is approved by the Director of Public Works and operates at an approved community event.

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Public Notices

Third-Party, Online Food-Ordering Business

means a person that is not a food facility and that operates an online food-ordering platform for customers to order, for take-out or delivery, ready-to-eat food that is prepared or sold by food facilities.

5-12-3 - PROHIBITION OF DISTRIBUTION AND SALE OF SINGLE-USE ARTICLES THAT ARE NEITHER COMPOSTABLE NOR RECYCLABLE

A. Except as provided in subsections B and C of this section and as otherwise provided in this chapter:

1. A food facility shall not provide any single-use article with ready-to-eat food that it offers to a customer unless such single-use article is either compostable or recyclable; and

2. A food facility shall not provide a food tray or egg carton with any food that it offers to a retail customer unless such food tray or egg carton is either compostable or recyclable.

B. The requirements of this section do not apply to single-use articles that are included with ready-to-eat food that is pre-packaged at a location that is outside of the premises of the food facility, provided that such ready-to-eat food is offered to the customer as originally packaged. Except as otherwise provided in this chapter, if a food facility adds any single-use articles when providing such pre-packaged food to a customer, such additional single-use articles shall comply with subsection A, above.

C. The Director of Public Works may authorize the use of specific categories or types of single-use articles that are not compostable or recyclable as defined in Section 5-12-2 if the Director of Public Works determines that there is a specific food-service application for which no compostable or recyclable single-use article can feasibly be used. For purposes of this section, a compostable or recyclable product can feasibly be used for a particular food-service application only if, in the determination of the Director of Public Works, such product is: (a) readily available; and (b) can effectively be used for the particular application. Except as provided in Section 5-12-6, the Director of Public Works shall not approve the use of a product that is made from expanded polystyrene. The Director of Public Works may also authorize the use of a non-compostable plastic single-use article product that would not be considered recyclable under this chapter if the Director of Public Works determines, based upon developments in recycling technology and infrastructure, that such product is feasibly recyclable.

D. The Director of Public Works shall identify, in the rules and guidelines adopted in accordance with Section 5-12-2 of this chapter, any non-compostable, non-recyclable single-use articles that food facilities are authorized to use in accordance with subsection C, above, as well as any products that the Director of Public Works approves as compostable as defined in this chapter.

E. The Director of Public Works may rescind any approval of any non-compostable and non-recyclable single-use article product that was granted in accordance with subsection C of this section, or in accordance with the definition in Section 5-12-2. If the Director of Public Works rescinds any such authorization or determination, the Director of Public Works shall update the rules and guidelines accordingly. Any revision to the rules and guidelines rescinding an authorization to use a single-use article that is not compostable or recyclable shall not become effective until one (1) year after the date of the amendment. The requirements of this section shall become effective on the following dates for the following categories of food facilities:

1. One-year after adoption for Category 1 Food Facilities;

2. One and a half years after adoption for Category 2 Food Facilities; and

3. Two years after adoption for Category 3 Food Facilities.

5-12-4 - AVAILABILITY OF SINGLE-USE ACCESSORIES THROUGH THIRD-PARTY, ONLINE FOOD-ORDERING PLATFORMS

A. Except as provided in subsection B, below, any third-party, online food-ordering business that conducts business in the City, either by picking up ready-to-eat food from a food facility located within the City for delivery to a customer, or by delivering ready-to-eat food to a customer at a location within the City, shall comply with the following requirements to enable customers to select which single-use foodware accessories, if any, the customers choose to have included with their order:

1. Third-party, online food-ordering businesses must provide food facilities with the opportunity to specify which single-use foodware accessories, if any, will be offered on their menus appearing on the food-ordering platforms, so that customers may select which accessories, if any, will be included with their orders.

2. If a food facility chooses not to specify any single-use foodware accessories to be offered to customers on its menu appearing on the food-ordering platform, then the third-party, online food-ordering business shall post the following statement with such food facility's menu: "This restaurant has chosen not to make single-use foodware accessories available on its online menu."

B. Third-party, online food-ordering businesses may, but are not required to, provide grocery stores with the opportunity to customize the menus appearing on the businesses' online food-ordering platforms in accordance with subsection A.1, above. However, neither a grocery store nor a third-party, online food-ordering business is permitted to provide a single-use foodware accessory to a customer unless the customer has requested it. If an online food-ordering platform does not include options for customers purchasing online from a grocery store to request single-use foodware accessories, then no single-use foodware accessories may be provided to such online customers.

5-12-5 - FULL-SERVICE RESTAURANTS REQUIRED TO USE MULTI-SERVICE UTENSILS

Full-service restaurants shall not provide single-use articles to customers with ready-to-eat food that they serve to customers for consumption on the premises. Full-service restaurants shall instead serve ready-to-eat food in, or with, multiservice utensils, except that full-service restaurants may provide single-use foil wrappers, napkins, straws, and placemats to customers who are dining on the premises so long as these single-use articles otherwise comply with the requirements of this chapter. Nothing in this section is intended to prevent a full-service restaurant from providing single-use articles to customers with take-out food, or as a container for customers to transport uneaten food, as long as such single-use articles otherwise comply with the requirements of this chapter.

5-12-6 - PROHIBITING RETAIL ESTABLISHMENTS FROM SELLING EXPANDED POLYSTYRENE PRODUCTS

A. Except as provided in subsection B, below, and Section 5-12-7, retail establishments shall not sell, rent, or offer any expanded polystyrene products to customers. This section does not apply to online sales of products that are shipped from a location outside of the City.

B. The Director of Public Works is authorized to grant a general exemption from the requirements of this section if, in the determination of the Director of Public Works, no substitute product that complies with subsection A, above, is readily available that can feasibly be used for a specific application. General exemptions granted under this subsection B shall be temporary and shall be cancelled once the Director of Public Works determines that a substitute product that is not made of expanded polystyrene has become readily available.

5-12-7 - EXEMPTIONS

The requirements of this chapter are subject to the following exemptions and qualifications:

A. The requirements of this chapter do not apply to supplies and services provided in response to an emergency that is declared or ratified by the City, County, State or federal government.

B. The requirements of this chapter do not apply to single-use articles that health facilities provide to patients with ready-to-eat food during the course of treatment. Health facilities are not exempt from the requirements of this chapter with respect to single-use articles provided with ready-to-eat food served at food facilities located within such health facilities that sell or provide food to employees or the general public, such as cafeterias and snack bars. Nor are retail establishments that are located within health facilities exempt from any of the requirements of this chapter.

C. Food facilities may also retain and provide single-use articles as reasonable accommodations to persons with disabilities who request these items.

5-12-8 - WAIVERS OR EXTENSIONS

A. The Director of Public Works may grant waivers, with or without conditions, based upon a determination that requiring a food facility or retail establishment to comply with this chapter, or any portion thereof, would result in undue hardship. Undue hardship may include, but is not necessarily limited to, the following situations:

1. Compliance with the requirement in Section 5-12-5 that full service restaurants utilize reusable foodware will result in undue hardship because of a restaurant's lack of adequate dishwashing facilities;

2. Compliance with this chapter will result in an undue financial hardship for a food facility or retail establishment; or

3. A food facility or retail establishment purchased products that do not comply with the requirements of this

chapter before receiving notice of the requirements of this chapter. A waiver under these circumstances shall be granted for only as long as is necessary, as determined by the Director of Public Works, for the food facility or retail establishment to use or sell such previously-purchased products.

B. Waivers may be granted for a specified period of up to one (1) year. During the waiver term, the food facility or retail establishment shall make diligent efforts to become compliant. Should a food facility or retail establishment demonstrate that, at the close or expiration of a granted waiver term, and with diligent efforts to become compliant, compliance remains infeasible or would result in undue hardship, the Director of Public Works is authorized to extend the waiver for an additional specified period of time, except that waivers granted under subsection A.3, above, may not be renewed. It is the responsibility of the food facility or retail establishment to apply for any waivers or extensions in a timely manner.

5-12-9 - RECORDS

Each food facility, third-party online food ordering platform, and retail establishment subject to this chapter shall maintain records, in either written or electronic form, evidencing compliance with this chapter, for a period of three (3) years, and shall make them available for inspection at the request of the Director of Public Works.

5-12-10 - ENFORCEMENT AND PENALTIES

A. Violations of this chapter shall be subject to the administrative citation process set forth in Chapter 3 of Title 1 of the Beverly Hills Municipal Code.

All fines collected pursuant to this chapter shall be deposited in the solid waste conservation fund to assist the Department of Public Works with its costs of implementing and enforcing the requirements of this chapter.

Section 2. CEQA Findings. The City of Beverly Hills has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment.

Section 3. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 4. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 4. Operative Date. This Ordinance shall become operative on March 18, 2025 for Category 1 Food Facilities; September 18, 2025 for Category 2 Food Facilities; and March 18, 2026 for Category 3 Food Facilities.

Section 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: March 18, 2024
Effective: April 18, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

SHANA E. EPSTEIN
Director of Public Works

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

Public Notices

ORDINANCE NO. 24-O-2890

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO APPLY DEWATERING PROVISIONS OF THE WATER SUPPLY ORDINANCE TO BUILDINGS IN THE ONE-FAMILY RESIDENTIAL ZONES THAT ARE NEWLY CONSTRUCTED OR PROPERTIES THAT ARE SUBSTANTIALLY REMODELED

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Section 9-4-602 (“DEFINITIONS”) of Article 6 (“WATER SUPPLY”) of Chapter 4 (“WATER REGULATIONS”) of Title 9 (“BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS”) of the Beverly Hills Municipal Code is amended by adding new entries for “SUBSTANTIALLY REMODELED” and “LANDSCAPED AREA” to read as follows:

“SUBSTANTIALLY REMODELED: Any project or projects that affects the removal or replacement of 50% or more of the linear length of the existing exterior walls of the building, and/or 50% or more of the linear length of the existing exterior wall plate height is raised, and/or 50% or more of the existing roof framing area is removed or replaced, and/or 50% or more of the landscaped area is removed or replaced over a 3-year period.

LANDSCAPED AREA: The total surface area dedicated to plants, turf, and water features. The landscaped area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other hardscapes.”

Section 2. Section 9-4-610 (“DEWATERING”) of Article 6 (“WATER SUPPLY”) of Chapter 4 (“WATER REGULATIONS”) of Title 9 (“BUILDING AND PROPERTY HEALTH AND SAFETY REGULATIONS”) of the Beverly Hills Municipal Code is amended to read as follows:

“A. Prohibited Without A Permit: No person owning, leasing, occupying or having charge or possession of any premises in the city shall cause the dewatering of the basin or the basin drainage area, by the extraction, diversion, transportation or movement of water from, through or across the premises, unless the person has obtained prior approval from the city by applying for and obtaining a dewatering permit, in accordance with this article. This requirement applies to all dewatering, including any dewatering commenced prior to November 3, 2006.

B. Use In Lieu Of Dewatering: Unless impracticable, all persons shall place all extracted ground water to reasonable and beneficial purposes rather than causing the dewatering of the basin. For purposes of this section, “impracticable” shall mean technically infeasible or requiring the expenditure of a greater amount than the replenishment fee described in subsection I of this section, and “beneficial purposes” shall mean placing extracted ground water towards the purposes set forth in subsections C or D of this section.

C. Beneficial Purposes (Non-One-Family Residential Zone Properties): For all properties except those in the R-1, R-1.X, R-1.5, R-1.5X, R-1.5X2, R-1.6X, R-1.7X, and R-1.8X zones, the beneficial purposes to which extracted ground water may be placed include:

1. Recharging the ground water to the basin;

2. Placing the ground water to reasonable and beneficial use on the property, including irrigation or other nonpotable use, subject to the permitting requirements of section 9-4-603 of this Article; or

3. Delivering the ground water to the city for treatment and use by the city, including the design, construction, operation, maintenance, repair and replacement of all facilities necessary for conveyance of the water to the city’s water treatment plant, at no cost to the city.

D. Beneficial Purpose (One-Family Residential Zone Properties): For properties in the R-1, R-1.X, R-1.5, R-1.5X, R-1.5X2, R-1.6X, R-1.7X, and R-1.8X zones, the beneficial purpose to which extracted ground water may be placed is limited to non-potable water use on the property, including, without limitation, decorative fountains and irrigation systems, or delivery at the direction of the City, subject to the permitting requirements of section 9-4-603 of this Article.

E. Permit Procedures: The director of public works may issue dewatering permits in accordance with Title 4, Chapter 1, Article 1 of this code.

F. Permit Application: In addition to any other information required by section 4-1-102 of this code and any other information the director of public works may deem necessary in order to determine whether a dewatering permit should be issued, an application for a dewatering permit shall include all of the following information:

1. The applicant’s name and address;
2. The location of the property on which dewatering will occur;
3. A description of the legal interest the applicant has in the property (e.g., owner, lessee, renter) and the name and address of the owner of the property if the applicant is not the owner;
4. A detailed description of the purpose or purposes for which the dewatering is proposed. Such description shall include:
 - a. The activity or activities that will necessitate the dewatering of the basin;
 - b. The method by which the dewatering will be effected;
 - c. The estimated duration of the dewatering, including beginning and ending dates;
 - d. The estimated amount of water that will be dewatered from the basin, including the amount estimated to be dewatered daily;
 - e. A statement that the dewatering site is in compliance with all federal, state and local laws and regulations;
5. A declaration that the applicant shall pay to the city the replenishment fee described in subsection I of this section.

G. Standards For Permit Issuance: The director of public works may issue a dewatering permit if it finds that the alternatives described in subsection C or D of this section in lieu of dewatering are impracticable, and the applicant has satisfied the general criteria of section 4-1-103 of this code.

H. Permit Conditions: Any dewatering permit shall be conditioned upon:

1. The permittee’s reporting the amount of ground water dewatered as required by the director of public works; and
2. Paying the replenishment fee described in subsection I of this section.

I. Replenishment Fee: In the event that placing dewatered ground water towards a beneficial purpose is impracticable, the permittee shall pay to the city an annual fee based upon the cost of replacing the dewatered ground water, as recommended by the director of public works and determined by the city council. The fee may be set based upon either direct or in lieu replenishment of the basin by the city, and may account for the treatment of water or stranded capital facilities of the city, at the discretion of the city council. The amount of dewatered ground water subject to the fee shall be measured or estimated by the permittee according to a method approved by the director of public works.

J. Exemption: Persons owning, leasing, occupying or having charge or possession of any building in the R-1, R-1.X, R-1.5, R-1.5X, R-1.5X2, R-1.6X, R-1.7X, or R-1.8X zones that have a valid national pollutant discharge elimination system (NPDES) permit are exempt from the requirements of this section, except that this subsection J shall not apply to persons owning, leasing, occupying or having charge or possession of any newly constructed building or substantially remodeled property in the R-1, R-1.X, R-1.5, R-1.5X, R-1.5X2, R-1.6X, R-1.7X, or R-1.8X zones that is deemed complete after April 18, 2024.

K. Revocation Or Suspension Of Permit: The director of public works may revoke or suspend a dewatering permit in accordance with title 4, chapter 1, article 1 of this code.

L. Outdoor Water Meter Exception: Notwithstanding section 4.304.2 of the California Green Building Standards Code, as adopted pursuant to section 9-1-1101 of this code and amended pursuant to section 9-1-1102 of this code, persons owning, leasing, occupying or having charge or possession of any newly constructed building or substantially remodeled property in the R-1, R-1.X, R-1.5, R-1.5X, R-1.5X2, R-1.6X, R-1.7X, or R-1.8X zones with an active ground water use permit issued for their property pursuant to section 9-4-603 of this Article shall not be required to have a landscape water meter installed on that property for outdoor landscape irrigation.”

Section 3. CEQA. The City Council finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15307 (14 C.C.R. Section 15307), which applies to actions taken by regulatory agencies as authorized by local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. This Ordinance is intended to regulate, conserve, protect and preserve the city’s water supply through expanding the applicability of dewatering regulations to protect the environment.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 5. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 6. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: March 18, 2024
Effective: April 18, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

SHANA E. EPSTEIN
Director of Public Works

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

FICTITIOUS BUSINESS NAME STATEMENT 2024012208 The following is/are doing business as: **PILATES ESSENTIALS 9836 Naional Blvd. Los Angeles, CA 90034**; Victor Wilson LLC, 3300 Overland Ave. Los Angeles, CA 90034; The business is conducted by: **A LIMITED LIABILITY COMPANY** AI #ON 202011810230 registrant(s) has begun to transact business under the name(s) listed on JULY 2023: **Victor Wilson, LLC, Victor Wilson, CEO**; Statement is filed with the County of Los Angeles: January 18, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C (Original Print dates to start January 27, 2024. Newspaper error) BHCourier.

FICTITIOUS BUSINESS NAME STATEMENT 2024044809 The following is/are doing business as: **RHODE 9300 Wilshire Blvd. Beverly Hills, CA 90212**; HR Beauty LLC, 9300 Wilshire Blvd. Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY** AI #ON 202011810230 registrant(s) has NOT begun to transact business under the name(s) listed: **HR BEAUTY LLC, Nikolaos Vlahos, CEO**; Statement is filed with the County of Los Angeles: February 28, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024048395 The following is/are doing business as: **GNOSIS PUBLISHING 14400 Valerio Street #207 Van Nuys, CA 91405**; Don Hainesworth 14400 Valerio Street #207 Van Nuys, CA 91405; The business is conducted by: **AN INDIVIDUAL** registrant(s) has NOT begun to transact business under the name(s) listed: **Don Hainesworth, Owner**; Statement is filed with the County of Los Angeles: March 5, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024055808 The following is/are doing business as: **1) RAINEYVILLE 2) RAINEYVILLE MUSIC 8500 Wilshire Blvd. Ste. 525 Beverly Hills, CA 90211**; Ronald Rainey 8500 Wilshire Bl. #525 Beverly Hills, CA 90211; The business is conducted by: **AN INDIVIDUAL** registrant(s) has begun to transact business under the name(s) listed on MAY 1992: **Ronald Rainey, Owner**; Statement is filed with the County of Los Angeles: March 13, 2024; Published: March 15, 22, 29, April 5, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024056460 The following is/are doing business as: **POLARIS PICTURES 1831 North Easterly Terrace Los Angeles, CA 90026**; Jeremy Wall 1831 North Easterly Terrace, Los Angeles, CA 90026; The business is conducted by: **AN INDIVIDUAL** registrant(s) has begun to transact business under the name(s) listed on March 2024: **Jeremy Wall, Owner**; Statement is filed with the County of Los Angeles: March 14, 2024; Published: March 29, April 5, 12, 19, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024064387 The following is/are doing business as: **MEDIA HOME HEALTH 225 E. Broadway #111 Glendale, CA 91205**; Visiting Angels Home Health Care, Inc. 225 E. Broadway #111 Glendale, CA 91205; The business is conducted by: **A CORPORATION** AI #ON 2842624 registrant(s) has begun to transact business under the name(s) listed on JULY 2014: **Visiting Angels Home Health Care, Inc., Janna Sherman, CEO**; Statement is filed with the County of Los Angeles: March 26, 2024; Published: March 29, April 5, 12, 19, 2024 LACC N/C

Public Notices

PUBLIC NOTICES

ORDINANCE NO. 24-O-2891

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING CHAPTER 6 (SHARED MOBILITY DEVICES) OF TITLE 7 (TRAFFIC, PARKING, AND PUBLIC TRANSPORTATION) OF THE BEVERLY HILLS MUNICIPAL CODE TO EXTEND THE PROHIBITION ON SHARED MOBILITY DEVICES BEING PLACED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OPERATED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY, OR OFFERED FOR USE ANYWHERE IN THE CITY, AND TO REPEAL THE SUNSET DATE OF SUCH PROHIBITION

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY DOES ORDAIN AS FOLLOWS:

Section 1. On July 24, 2018, the City Council enacted an urgency ordinance (Ord. 18-0-2757) prohibiting for six months shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City (referred to herein as "the prohibition"). On December 18, 2018, the City Council enacted an ordinance (Ord. 18-0-2769) extending the prohibition for an additional twelve months until January 17, 2020. On November 19, 2019 the City Council enacted an ordinance (Ord. 19-0-2794) extending the prohibition for an additional twelve months until January 10, 2021.

Section 2. On March 15, 2020 the City Manager, acting as the Director of Emergency Services, enacted a local state of emergency related to the coronavirus pandemic. On December 1, 2020 the City Council enacted ordinance 20-O-2829 again extending the shared-mobility prohibition until one year after local state of emergency is ended by the latter date designated by the State of California or the City of Beverly Hills. On April 18, 2023 the City Council adopted resolution 23-R-13455 ending the local state of emergency, thus the existing ordinance sunset date is set for April 18, 2024. These extensions of the prohibition were necessary in order to address the serious safety hazards posed by the proliferation of unregulated shared mobility devices being illegally operated on the sidewalk and abandoned haphazardly on public and private property. The City remains open to exploring the feasibility of an alternative regulatory scheme or pilot project involving shared mobility devices. However, there is no pilot project or alternative regulatory scheme yet in place in the City. The City therefore intends to extend the prohibition beyond the April 18, 2024 sunset date by repealing the sunset date section.

Section 3. This Ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The adoption and implementation of the Ordinance would extend the current prohibition on shared mobility devices being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City. The Ordinance is exempt from the requirements of CEQA because it does not qualify as a project under CEQA and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that continuing its current policy of prohibiting shared mobility devices from being placed in the public right-of-way or on public property, operated in the public right-of-way or on public property, or offered for use anywhere in the City will have a significant effect on the environment. The Ordinance is additionally exempt from CEQA pursuant to CEQA Guidelines Section 15301(c), as it involves no expansion of the use of existing facilities, a category that includes streets and sidewalks.

Section 4. The City Council of the City of Beverly Hills hereby extends the prohibition on shared mobility devices found in Chapter 6 (Shared Mobility Devices) of Title 7 (Traffic, Parking, and Public Transportation) of the Beverly Hills Municipal Code by deleting Section 7-6-5 (Sunset Provision), which is hereby repealed.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

PUBLIC NOTICES

Section 6. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and this certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Section 8. Certification. The City Clerk shall certify to the adoption of this Ordinance.

Adopted: March 18, 2024
Effective: April 18, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

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

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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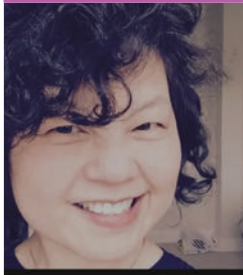
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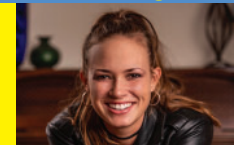
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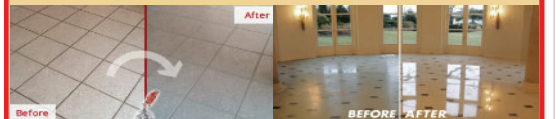
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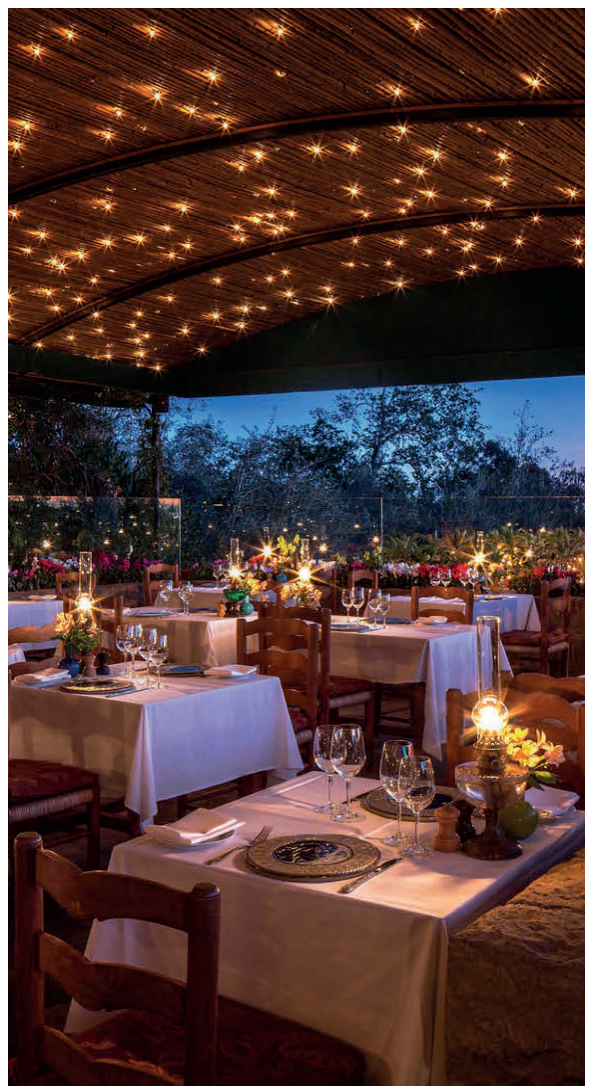
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