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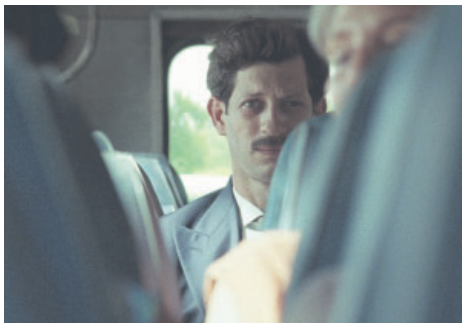
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THE WEATHER, BEVERLY HILLS CA

☀️	Friday	84°   67°
☀️	Saturday	85°   66°
☁️	Sunday	82°   64°
☁️	Monday	82°   66°
☁️	Tuesday	84°   68°
☁️	Wednesday	85°   68°
☁️	Thursday	86°   69°

## City Council Denies Linden Drive Appeal



Rendering courtesy of Ottinger Architects

The proposed Linden Drive development has been criticized by neighbors for its potential impacts, while housing advocates praise it for adding more urban housing units.

BY JOEY WALDINGER

Beverly Hills faces legal action after the City Council on June 27 blocked a builder's remedy project at 125-129 S. Linden Drive from going forward. In a meeting that stretched until midnight, the council discussed an appeal of an earlier determination that the project's application was incomplete.

While the applicant's attorney claimed

the incomplete determination violated state housing laws, the council held otherwise and unanimously decided to deny the appeal. The following day, nonprofit housing group Californians for Homeownership filed suit against the city, alleging the council's decision violated the Housing Affordability Act (HAA) and stymied efforts to ease California's housing crisis. The lawsuit asks the court

See LINDEN DRIVE, page 11

## Memorialization of Oct. 7 Victims Takes Precedence at Study Session

BY SELINA KAUSAR

The topic of how to best memorialize the victims of the Oct. 7 Hamas attack on Israel took precedence at the June 27 City Council Study Session. When the attacks first occurred, the council took immediate steps to recognize those who were murdered and kidnapped. A Shabbat table in front of City Hall was set with a place for each of the hostages and 1400 flags at Beverly Gardens Park commemorated the lives lost.

"Driving through here when we had all the flags was so emotional and heartwarming," said resident Mary Rabinovich. "That's why we need to do this. We need to make this a permanent thing, so people remember what happened and know that it's just not acceptable."

Her sentiment was echoed by many of the other residents in attendance at the Study Session, who agreed that a more permanent fixture was needed.

"As a long-time resident, I just want to voice my support for a vibrant and permanent memorial, one that will hopefully be ready by Oct. 7, 2025. I think that any sort of memorial will only enhance the feeling that we as Jewish people are indeed respected residents of the community," said Shelley Azizi.

Various ideas for what this memorial See STUDY SESSION, page 13

## Vice President Kamala Harris Addresses Debate Debacle at Brentwood Fundraiser

BY CLARA HARTER

President Joe Biden's shaky debate performance unnerved Democrats across the nation, but on June 29, Vice President Kamala Harris expressed full confidence in his leadership at a campaign fundraiser in Brentwood.

The event was hosted at filmmaker Rob Reiner's home and billed as a pride-themed garden party celebrating the anniversary of the end of Prop 8, which had previously banned same-sex marriage. But for all the rainbow colors and A-list fanfare, an uneasy undertone cut through the festivities.

Harris addressed the "elephant in the room" at the beginning of her 22-minute speech, acknowledging that "Our president

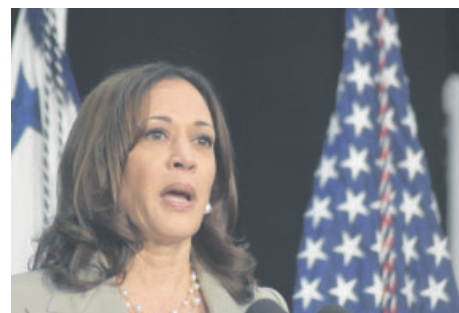


Photo by thenews2.com/depositphotos  
Kamala Harris

said it wasn't his finest hour, we all know it wasn't."

However, she said that "style points" aside, the debate showcased the clear See KAMALA HARRIS, page 13

## Seismic Retrofits Completed at Approximately 84% of Targeted Beverly Hills Buildings

BY CLARA HARTER

Over 200 vulnerable "soft story" buildings have been retrofitted in Beverly Hills since the city launched its Seismic Retrofit Program in January 2019, according to information provided by Assistant Director of Community Development Arlen Eskandari.

The city's soft story seismic retrofit See SEISMIC RETROFITS, page 9

# Courier Calendar

**JULY 5**  
**CULVER CITY: FIRST ANNUAL DOWNTOWN CULVER CITY INDEPENDENCE CELEBRATION FREE AERIAL DRONE LIGHT SHOW AND LIVE MUSIC**  
**6-9:30 P.M.**

The Culver City Downtown Business Association Association will present the First Annual Downtown Culver City Independence Celebration on July 5. This new family-friendly event will be free to the public and begin with live music on Town Plaza followed by the first-ever aerial drone light show in Culver City specially created to celebrate United States independence. The aerial light show also celebrates the great history of Culver City, commemorating 100 years of filmmaking. Brenda Carsey and her band will perform. Further performer announcements are forthcoming.  
[downtownculvercity.org](http://downtownculvercity.org)

**NOW - JULY 7**  
**HORSECHART THEATRE:**  
**“PSYCHO BEACH PARTY”**  
**THURS.-SUN. 7 P.M.**

Surf’s up and murder’s afoot, as “Psycho Beach Party” mashes up the ‘50s psychodramas and ‘60s surfer flicks into a truly madcap comedy. Think Gidget meets Mommie Dearest meets John Waters. It’s 1962, and teenage tomboy Chicklet Forrest desperately wants to be a part of the surfer crowd on Malibu Beach. One thing getting in her way, however, is her unfortunate tendency toward multiple personalities, including a dim checkout girl, an elderly radio talk show hostess, a male model named Steve, and the accounting firm of Edelman and Edelman. And her most dangerous alter ego – sexually voracious vixen Ann Bowman – has nothing less than world domination on her mind! Mischief, madness and the passionate pursuit of the perfect wave

(and the perfect man) come crashing over the heads of the audience as the beach blankets and Hitchcockian psychological suspense thrillers are tossed around in this rollicking, zany comedy. General seating tickets are \$45, and seniors are \$35. Performances take place at the Matrix Theatre at 7657 Melrose Ave., Los Angeles.  
[horsechart.ludus.com](http://horsechart.ludus.com)

**NOW - AUG. 22**  
**CITY OF BEVERLY HILLS:**  
**“CONCERTS ON CAÑON”**  
**SUMMER CONCERTS SERIES**  
**6-8 P.M.**

The city of Beverly Hills presents its annual “Concerts on Cañon” summer concert series. “Concerts on Cañon” is a weekly summer concert series every Thursday through Aug. 22, with an array of music including classic rock, jazz, Caribbean, Brazilian, Persian and more. The next installment of the series is on July 11 and features Beach St. A GoGo performing a tribute to ‘60s music.  
[beverlyhills.org](http://beverlyhills.org)

**NOW - AUG. 29**  
**ICA LA: “FOREIGN INVESTMENTS (BOTTARGA IN COSTA MESA)”**  
**WED., FRI. 12-6 P.M.**  
**THURS. 12-7 P.M.**  
**SAT.-SUN. 11-6 P.M.**

For “Scratching at the Moon,” Amy Yao has reconfigured her 2017 sculpture “Foreign Investments (Bottarga in Costa Mesa)” into a new site-specific version adapted for ICA LA’s outdoor courtyard space. Wrapping around the exterior façade of the museum, the sculpture features a chain-link fence overlaid with what appears to be standard orange safety netting. Upon closer inspection, this material is revealed to be laser-cut Chinese faux-silk brocade. With its bright pop of color and cheap quality, the fabric recalls kitschy renditions of

Chinese clothing more than the original Cantonese cheongsam or Mandarin qipao. Commonly worn as souvenirs or costumes, these garments have become a caricatured symbol of Asianness—as much a fantasy of the Orient as imagined by the West as a reclamation and celebration of Chinese culture. The work’s title, in contrast, suggests another kind of Asianness—that of Asian-Americanness, which may not always be immediately legible as “Asian.” Admission to ICA LA is free. ICA LA is located at 1717 E. 7th St., Los Angeles.  
[theicala.org](http://theicala.org)

**NOW - SEPT. 15**  
**HAMMER MUSEUM:**  
**“DAVID MEDALLA: IN CONVERSATION WITH THE COSMOS”**  
**TUES.-THURS., SAT.-SUN. 11 A.M.-6 P.M.**  
**FRI. 11 A.M.-8 P.M.**

“In Conversation with the Cosmos” is the first comprehensive survey in the United States dedicated to the late Filipino artist David Medalla (1938-2020). The exhibition contextualizes the elusive and experimental practice of an artist whose pioneering work spanned kinetic, performance and participatory art movements. Medalla’s life and work cultivated intimate forms of exchange between collaborators, friends and lovers in the service of “cosmic propulsions,” “Impromptus” and other otherworldly propositions. Beginning with paintings and drawings from the late 1950s and concluding with the works he produced before his death, “In Conversation with the Cosmos” presents the accumulations of a creative life imbued with an anti-institutional ethos and a commitment to impermanence and change. Admission to The Hammer is free. It is located at 10899 Wilshire Blvd., Los Angeles.  
[hammer.ucla.edu](http://hammer.ucla.edu)

**NOW - SEPT. 29**  
**DESCANSO GARDENS:**  
**“HWAJODO: FLOWERS AND BIRDS IN KOREAN AMERICAN ART”**  
**10 A.M.-4 P.M.**  
 “HWAJODO” explores the enduring themes of nature, particularly flowers and birds, which have been a focal point in Korean art. This exhibition uniquely combines traditional representations of flowers and birds, particularly in minhwa (Korean folk painting), with the abstract and stylized interpretations of contemporary artists, reflecting a bridge between the past and present, tradition and innovation. The exhibition is divided into two main sections. Traditional art features the vibrant and colorful minhwa paintings of Song Kyu Tae, a Master of Korean folk painting, his student Kee Soon Sung, President of the Korean Folk Art Association, and several of her students in Los Angeles. Contemporary art showcases the works of four prominent Korean American artists: Dave Young Kim, Dana Weiser, Hei Myung Hyun and Jane Park Wells. These artists, each with their unique approach and connection to their Korean heritage, offer a fresh perspective on the depiction of flowers and birds in large-scale murals, ceramics, textiles and abstract paintings. Tickets are \$15 for adults, \$11 for seniors and students, and \$5 for children 5-12 years old. Children under 4 are free. Admission is free on the third Tuesday of each month. Descanso Gardens is located at 1418 Descanso Drive, La Cañada Flintridge.  
[descansogardens.org](http://descansogardens.org)

**JULY 15**  
**BOOK SOUP: “ELVIS, ROCKY AND ME... THE CAROL CONNORS STORY”**  
**BOOK SIGNING**  
**7 P.M.**

Academy Award, Golden Globe, Emmy, Grammy nominated singer/songwriter Carol Connors will hold a special book signing at Book Soup to sign and discuss her new book “Elvis, Rocky and Me: The Carol Connors Story.”

In the book, co-written by Steven Bergsman, Connors describes her relationships with entertainment legends, including Elvis Presley. She writes candidly about being a trailblazing female in the music industry.

Among her many achievements, Connors co-wrote the “Rocky” theme song “Gonna Fly Now,” described by AFI as one of the most important movie songs of all time. She also penned the classic love song, “With You I’m Born Again,” which became a hit recording by Billy Preston and Syreeta.

Join Connors and many celebrity friends such as Diane Warren, Talia Shire and Pat Boone, among others, who will be on hand to celebrate her book. Book Soup is located at 8818 Sunset Blvd., West Hollywood.  
[booksoup.com](http://booksoup.com)



Photo by Jamison Province

Works by David Medalla, part of “In Conversation with the Cosmos,” at The Hammer until Sept. 15

# Golda Zahra In Concert

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## Applications Open for Team Beverly Hills



Applications for the Team Beverly Hills program are being accepted from now through Aug. 9. Created in 1996, Team Beverly Hills provides residents with a hands-on look at the operations of local government. The program features a variety of class sessions and includes interactive experiences with many departments. Program participants explore the behind-the-scenes operations of the city including Public Works, Emergency Management, Information Technology, Community Services and Public Safety. More than 800 residents have completed Team Beverly Hills and over 70% of all current elected officials and

city commissioners are Team BH alumni.

The Team Beverly Hills program will select 50 residents (30 appointed by the City Council, 18 selected by a random lottery, and two selected by the Beverly Hills Unified School District) for its upcoming class. Five representatives from the city's business community (appointed by the City Council) will also be selected for the program, which kicks off later this year.

To learn more about Team Beverly Hills and fill out an application online, visit [beverlyhills.org/teambeverlyhills](https://beverlyhills.org/teambeverlyhills) or email [teambh@beverlyhills.org](mailto:teambh@beverlyhills.org).

## Two City Commissions Merged



The city of Beverly Hills has consolidated its Design Review Commission with its Architectural Commission to create the Architectural and Design Review Commission. The new commission has the same responsibilities and authority as its predecessors, including reviewing the proposed architecture of new homes and buildings.

The recommendation was first presented to City Council on July 18, 2023 based on the recommendation from the Commission Standardization Ad Hoc Committee Liaisons.

At that City Council Meeting, the council voted unanimously to move forward with the consolidation of the two commissions due to recruitment challenges, a shift in workload and an overlap of similar responsibilities.

To learn more about the Architectural and Design Review Commission and to view its current list of commissioners, visit [beverlyhills.org/ArchitecturalandDesignReviewCommission](https://beverlyhills.org/ArchitecturalandDesignReviewCommission).

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## City Honors Castaneda



At its July 2 City Council Regular Meeting, retiring employee Lisa Castaneda was recognized for dedicating over 20 years to the city of Beverly Hills.

[www.beverlyhillscourier.com](https://www.beverlyhillscourier.com)

# Cedars-Sinai Appoints New President, CEO



Photo courtesy of Cedars-Sinai

Dr. Peter Slavin

BY AMANDA COSCARELLI

After 30 years as a national leader in medicine, and 45 years serving the company, Cedars-Sinai President and CEO Dr. Thomas Priselac is set to retire in October. He will be succeeded by a fellow veteran of the medical industry. Following a nationwide search, Cedars-Sinai has named Dr. Peter Slavin the next president and CEO of both the medical center and the company's health system. He previously led the medical team at Massachusetts General Hospital (Mass General), one of the largest hospitals in the United States, as president from 2003-2021. He looks forward to leading the team at Cedars-Sinai with a focus on equity and community.

"I am humbled to follow in Tom Priselac's footsteps," said Slavin in a press release. "He has been one of my heroes as I've watched Cedars-Sinai's progress over the years from 2,700 miles away. It is an incredible honor to join Cedars-Sinai and to do my part to build on the organization's growth and success."

Slavin comes to the West Coast with ample leadership experience and multiple awards. As president of Mass General, he led his medical team through the pandemic, a difficult time that pushed him to do some of his proudest work.

"Being in my role at Mass General during COVID was both the worst experience I had in the 19 years I was in the role, but also in some ways the best," Slavin told the Courier. "I mean, it was horrible to see all the suffering, the death, the loneliness, the trauma to our staff. But on the other hand, it was amazing to see the staff rally to do whatever it took to meet the needs of the patients, families and the community, and also the resilience of so many people suffering from the disease. That experience definitely had a profound impact on me and just reinforced some of my beliefs about the importance of healthcare and being there for people in times of need. And I'll certainly take that point of view, that approach, as I move to Cedars."

Mass General also won the American Hospital Association's inaugural Equity of Care award under his leadership in 2014. Apart from his regular duties at the hospital, he served as the board chair of the Association of Medical Colleges and an elected member of both the National Academy of Medicine and the American Academy of Arts and Sciences. Over the years, he's dedicated the majority of his life to helping others through medicine, something he deems his true calling.

"I think there's no better way to spend your time on this planet, when you're away from your family, than trying to heal the world and make the world a better place," said Slavin.

Besides his work, family also plays a very important role in his life. "If it wasn't for them, I wouldn't have been able to do everything I've been able to accomplish, and I've certainly tried my best to carve out time during every step of the way to spend quality time with them," said Slavin. "Whenever I'm meeting with young people offering career advice, the first thing I tell them is to make sure you carve out time for your family." He looks forward to moving to Los Angeles with his wife and two sons, playing golf and enjoying the warm weather.

Slavin graduated from Harvard College with a bachelor's degree in biochemical sciences and then went on to earn his medical degree at Harvard Medical School. After he started working at Mass General, he returned to school to earn his MBA from Harvard Business School so that he could assist with hospital management. In 1994, he was appointed Mass General's senior vice president and chief medical officer and in 1997, he was recruited to serve as the first president of the Barnes-Jewish Hospital in St. Louis. In 1999, he returned as the chair and CEO of the Massachusetts General Physicians Organization and in 2003, he was appointed president of Mass General.

He remained true to his passion for leadership by teaching internal medicine at Mass General and serving as a professor of healthcare policy at Harvard Medical School. He joins the team at Cedars-Sinai to serve patients and the community with a focus on expanding access to healthcare.

"We express our profound gratitude to Tom Priselac for his remarkable leadership in building Cedars-Sinai into an internationally recognized name in healthcare, and we warmly welcome Dr. Slavin to the Cedars-Sinai family," said David Kaplan, chair of the Cedars-Sinai Medical Center board of directors. "We wish Dr. Slavin every success in strengthening Cedars-Sinai's mission to serve as a beacon of healing for our patients and community." ●

# Steak 48 Sued for Discrimination

BY SELINA KAUSAR

Tyler Daniel, a Black former server at a popular Beverly Hills eatery, Steak 48, is suing the establishment for alleged wrongful firing and discrimination following his dismissal from the restaurant last October. In the Los Angeles Superior Court lawsuit filed on June 28 against Steak 48, LLC, Daniel alleges discrimination and harassment based on race, whistleblower retaliation and wrongful termination, among other causes of action. He seeks unspecified compensatory and punitive damages.

Daniel worked at Steak 48 on Wilshire Boulevard in Beverly Hills since its official opening in January 2023, according to the lawsuit. During that time, he claims that he was routinely required to work through breaks; was forced to ask permission to use the restroom and denied overtime pay.

The lawsuit states Daniel's floor manager offered him zero support when he complained about these problems with his working conditions.

According to the lawsuit, Steak 48 would

often racially discriminate against Black servers and customers. He claims that a white manager referred to him with a racial slur and that he, alongside other Black employees, was not assigned to serve celebrities or other VIP guests at the restaurant. This prevented them from gaining potentially lucrative tipping opportunities, which were offered to Steak 48's white servers who would be assigned to serve the high-profile diners, the suit states.

Daniel also alleges that Black customers would often be seated in the least desirable locations of the restaurant, such as at the rear, and that their attire would be scrutinized more harshly than that of white customers when attempting to enter the restaurant.

In November 2023, Daniel spoke to the management on behalf of himself and other Black workers. He was fired that same day, and claims he was denied his final paycheck.

The Courier reached out to Steak 48 for comment, but as of press time has not received a response. ●

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## BHHS Alumna Golda Zahra to Make Debut on Broad Stage



Photo by Amanda Coscarelli

On July 1, Golda Zahra gave a teaser performance at St. Monica's Catholic Church in Santa Monica when she sang an opera rendition of "Ave Maria."

BY AMANDA COSCARELLI

High sopranos echoed through the pews, up the altar and poured out of the windows of St. Monica's Catholic Church on July 1 as Golda Zahra, an up-and-coming opera singer, performed a stirring rendering of

"Ave Maria" at the daily mass. Backed by a cellist and a violinist, her voice penetrated the ears and the hearts of both the church community and fans, who had anticipated her return from studying opera in Verona, Italy. A Beverly Hills native with a voice known

See **GOLDA ZAHRA**, page 10

## Councilmember Park Addresses WIZO in Beverly Hills



On June 27, WIZO welcomed Los Angeles Councilmember Traci Park to speak at an event at Mickey Fine Pharmacy. Park, a supporter of WIZO, the Jewish community and the State of Israel, spoke about her support of the people of Israel and was recognized with a certificate and pin. Pictured (from left): Shana Glassman, Vice Chair, Gina Raphael, WIZO Chairperson for California, Councilmember Park and Adeena Bleich, Advocacy Chair



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## 'June Zero'—Not for Nothing

BY NEELY SWANSON

"June Zero," a surprising, very good film, is rather uncategorizable. Written and directed by Jake Paltrow, and co-written with Tom Shoval, it is a thoughtful, multilayered movie about the myriad actions leading up to and ending with Albert Eichmann's execution and the disposal of his body between May 31 and June 1, 1962. Just when you think it's one thing, it becomes something else.

Eichmann, for those of you not fully cognizant of his key role in the Holocaust, was the architect of the "final solution," responsible for the deaths of six million Jews and untold numbers of people that the Nazis categorized as undesirables, including homosexuals, political opponents, people with disabilities, Romani and non-Jewish ethnic Poles.

Although captured at the end of the war, he escaped to Argentina where he remained until agents of Mossad kidnapped him and brought him to Israel to stand trial. "June Zero" is not about that trial and is only marginally about Eichmann himself. He is the character that looms over all, with his presence always in the background of every thought and action.

Paltrow tells his story in three parts with an epilogue. Beginning on the day of the guilty verdict, radios everywhere are tuned in. We meet David, an 11-year old Arab Jew, as he tries to negotiate his new school where everyone ignores him. An attention seeker, he proudly displays a watch he has stolen but is ridiculed because he doesn't even realize it's essentially worthless, not worth the time it took to nick it. The head boy disdainfully trades him a tabloid with information of the trial on the cover and a naked girl on the back for the watch.

David, as an Arab, is an outsider, ignored by his peers and ridiculed by his teachers. Newly arrived in Israel from Libya, he is unaware of the implications of the day. Israel, the haven for survivors of the Holocaust, has little room or patience for Arab Jews who were far from the reality experienced by their European counterparts. David's dark appearance and crude features set him even farther apart. Although "June Zero" is about the effect the Eichmann trial had on Israel and Jews in general, there is the subtext of how the European and Israeli Jews treated Arab Jews, as if they weren't Jewish enough.

David's misadventures always seem to land on his father, humiliating him and creating roadblocks to acceptance. That the father is more fluent in Arabic than he is in Hebrew is part of the problem. He has found David an after-school job and there will be no argument. Little does David know that this job will be his greatest triumph. Brought to the factory yard of Zebco, a famous freedom fighter who builds and repairs ovens, heaters and propane tanks, David finds his greatest acceptance among the workers and where Zebco will take full advantage of his street smarts and penchant for illegality. David is, after all, still a thief at heart, something that will both aid and ultimately end his

employment. When Gouri, a captain in the military and a friend of Zebco's from the old days, shows up, he has a very special and highly secret favor to ask on the part of his boss.

The tenor of the narrative changes at this point, and the film shifts focus onto Gouri, charged with the security and safekeeping of Eichmann until his execution, and, as the previous section suggests, what becomes of him after. Gouri is highly strung and aware that his every move will be scrutinized, not just in the here and now but also in the future. There is nothing that makes him comfortable and his permanent anxiety releases buckets of physical ailments. Unable to sleep, he wanders the prison, always aware of dangers that might lurk. Even negotiating the haircut requested by his prisoner reveals the immense precautions being taken. Instructing the barber that he can only make cuts when Gouri signals, the barber's hands tremble to the degree that he can't function. Whenever the prisoner is transported, Gouri checks and rechecks every nook, cranny and fold before allowing him in the vehicle. Further, this security force has been specifically chosen because of who they are not rather than who they are, North African Jews.

Segueing into the third part of the film, it is Gouri who introduces us to Aaronson. He was in awe of Aaronson's cool and professionalism as one of the lead prosecutors at Eichmann's trial. As Aaronson begins to reflect, we are taken to a time prior to the trial.

As part of a Jewish American educational tour to Auschwitz, he was the lead speaker, recounting his horrific history in a Polish Ghetto as a youth. Coolly and calmly he tells them of his torture and resolve to survive. Later, prior to his final dinner with the group, he is hijacked by the young Israeli liaison who warns him that the Americans are about to ask him to make this part of their yearly tour. She passionately gives him all the reasons he should refuse. She feels that if they invest themselves in this pain it will, in effect, become the biggest ghetto ever built, walling themselves into history instead of moving forward.

Slowly, politely he disagrees with her arguments. It's not that they don't have value but, as he points out, "who gets to tell the story?" He wants to stand tall and tell his story. One doesn't have to relive the past to justify the present. Eichmann's trial was an effort to put the torture of the past in evidence and stand tall because the world was listening. As Aaronson points out, "never forget" is not the same as "always remember."

The epilogue is a poignant tie to David many years later. This very thought-provoking film is all the more so because it is so surprising coming from Paltrow and Shoval, neither of whose previous films would have led you to believe that they were capable of communicating this kind of depth. Making it



Photo courtesy of Cohen Media Group

Tom Hagi

in Hebrew with Israeli actors was a necessity and it was here that Paltrow relied on Shoval, an Israeli filmmaker, who successfully translated Paltrow's vision into Hebrew.

Although the different parts tell disparate stories, they are woven together exceptionally well. Noam Ovadia (David) was a real find. A first-time actor, he captured perfectly the desperation of this child, an outsider trying to find acceptance and the lengths he would go to gain it. Ovadia, with his dark, roughhewn appearance captures the outsider pressures his character feels, underscoring the prejudice against Arab Jews exhibited by the Israeli-born. That Ovadia imbues his character with a slyness that punctuates his every action, further brings out his desperation to fit in.

Tzahi Grad (Zebco) is, in some ways, the comic relief of the piece. Zebco is given far less character development than the others but Grad's portrayal fills in those blanks for you with the added help of props and pictures to let you know the life he's led. His character, full of a life led on the margins of legality, gives you a glimpse into what David may become. Zebco's primary purpose is to move the story along and it's something he does very well.

Yoav Levi (Gouri the army captain) is effective in keeping you on edge during his sleepless walks and supervision. Although a somewhat one-note character, he does his best in scenes that are perhaps a bit too protracted.

It is Tom Hagi as Aaronson, the survivor and investigative prosecutor, who draws you in. His eyes are the proverbial limpid pools masking a pain that will never go away but may find a better purpose. A survivor in every sense of the word, he embodies "Never Forget," while not wallowing in the tortures of the past. Hagi successfully imparts warmth and solemnity at the same time. He was, as far as I was concerned, the most fully realized character who emblemized survival in its highest form.

This is a complex film, deserving of multiple viewings. It is particularly relevant today because one of the questions asked is, "Do the horrors of the past justify the present?" You'll find others to ask.

In Hebrew and English with English subtitles.

Opening at the Laemmle Royal on July 5. ●



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



**SEISMIC RETROFITS, from page 1**  
 ordinance targets buildings that have weaker first floors and may be unable to carry the weight of the stories above during an earthquake. This includes many buildings where the first story is held up by thin columns and parking spots are tucked underneath.

Currently, there are around 40 soft-story buildings still in need of retrofits in Beverly Hills, as highlighted by a recent Los Angeles Times map of buildings that are not seismically safe in Los Angeles.

According to Eskandari, retrofits are in the works for 29 of these 40 buildings. These 29 buildings are either awaiting permits, plan review or the start of construction.

“We are working diligently to ensure that all properties comply with the seismic retrofit ordinance to enhance the safety and resilience of our community,” she told the Courier. “Our team is actively monitoring and supporting property owners through each stage of the process to achieve full compliance.”

Only 11 buildings are currently out of compliance with the city’s ordinance, meaning they have not met any of the required milestones towards completing retrofits.

Craig Chamberlain, president of the Structural Engineers Association of Southern California, told the Courier this is a pretty impressive compliance rate and ahead of the compliance rate for the city of Los Angeles’s ordinance. His organization has

helped dozens of cities across California, including Beverly Hills, develop seismic retrofit ordinances through its Safer Cities program.

“Oftentimes we focus on the negative and I think when you really look at the positive—that we’ve been able to retrofit 200 plus buildings in the city of Beverly Hills—that means thousands of residents are in a much better place now than they would have been if there was never an ordinance in place,” he said. “So, I think it’s absolutely successful.”

Chamberlain said that soft story structures were primarily responsible for deaths during the 1994 Northridge Earthquake. This includes the infamous Northridge Meadows Apartment Complex, where 16 people perished.

The city is continuing to work with owners of the 11 buildings that are out of compliance with the ordinance. These owners have received notice to comply letters, followed by courtesy reminder notices and Code Enforcement violation letters, Eskandari said.

While the costs of retrofitting a building can be expensive, Chamberlain said there’s no question that the investment is worth it.

“If you look at the cost to retrofit a building today, compared to what it would cost to repair and rebuild, and the cost of not having the building be occupied after an earthquake, I don’t think those items would be in the same range in the least,” he said.

To help incentivize compliance and assist with costs, the city offered refunds on building permit fees for projects completed within 18 to 24 months of the notice to comply date. It also hosted a retrofit fair in May 2019 to educate building owners on the ordinance’s requirements and connect them with seismic retrofit professionals.

“If applicants have any questions or need guidance throughout the process, they are welcome to contact the city by emailing [retrofit@beverlyhills.org](mailto:retrofit@beverlyhills.org) for assistance,” said Eskandari. “Ensuring the safety and resilience of our buildings is a top priority, and the city is committed to supporting residents in these efforts.”

Below is a list provided by the city of buildings that are awaiting retrofits:

- Plans approved, awaiting permits:
- 138 N. Almont Dr., 144 N. Almont Dr., 238 N. Almont Dr.
  - 9191 Burton Way
  - 248 S. Doheny Dr., 336 S. Doheny Dr., 425 S. Doheny Dr.
  - 9966 Durant Dr.
  - 133 S. Elm Dr., 155 S. Elm Dr., 357 S. Elm Dr.
  - 434 S. Oakhurst Dr., 449 N. Oakhurst Dr., 436 S. Oakhurst Dr.
  - 312 S. Reeves Dr., 329 S. Reeves Dr.
  - 9925 Robbins Dr.
  - 450 S. Rexford Dr.
- In plan review process:
- 9428 Charleville Blvd.

- 216 S. Gale Dr., 218 S. Gale Dr., 220 S. Gale Dr.
  - 215 N. La Peer Dr., 315 N. La Peer Dr.
  - 123 N. Hamilton Dr., 139 N. Hamilton Dr.
  - 156 S. Reeves Dr.
  - 336 S. Rexford Dr., 337 S. Rexford Dr.
- Non-compliant: Have not met any required milestone and are in violation of ordinance:
- 8924 Burton Way
  - 205 El Camino Dr.
  - 236.5 N. La Peer Dr.
  - 144 S. Roxbury Dr.
  - 438 S. Oakhurst Dr.
  - 240 S. Rexford Dr., 137 S. Rexford Dr., 309 S. Rexford Dr.
  - 502 Smithwood Dr.
  - 149 S. Spalding Dr., 236 S. Spalding Dr. ●



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**August 9, 2024**

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Contact [teambh@beverlyhills.org](mailto:teambh@beverlyhills.org) for any inquiries.



# SUMMARY NOTICE

## AN ORDINANCE OF THE CITY OF BEVERLY HILLS RENEWING ITS MILITARY EQUIPMENT USE ORDINANCE IN ACCORDANCE WITH GOVERNMENT CODE SECTION 7071

The City has heretofore approved, and subsequently renewed, the Beverly Hills Police Department's (BHPD's) Military Equipment Use Policy (Policy 706) and Military Equipment Inventory (Inventory) pursuant to Government Code section 7071. The Ordinance contains the requisite findings to approve the designated military equipment identified in the Inventory based on BHPD's annual military equipment report. Accordingly, the Ordinance renews the City's military equipment use ordinance and Policy 706, including the Inventory attached therein.

The Beverly Hills Police Department's Policy 706, as well as the attached Inventory, are publicly available on the City's website pursuant to Government Code section 7071.

A certified copy of the entirety of the text of the Ordinance is available for public review in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. The City Council of the City of Beverly Hills will consider adoption of the Ordinance during the regular City Council meeting on July 16, 2024. Further information may be obtained by contacting Beverly Hills Police Department Sergeant Audra Alatorre at 310-288-2610.

HUMA AHMED  
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



# SUMMARY NOTICE

## AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING AND AMENDING THE STATE MID-CYCLE UPDATES TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE, AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE, AND APPROVING A CEQA EXEMPTION DETERMINATION

The City has heretofore adopted the 2022 California Green Building Standards Code by reference. The State Building Standards Commission has adopted its 2022 Intervening Code Adoption Cycle Supplement, effective July 1, 2024, which amends, among other Codes, the California Green Building Standards Code (GBSC). The City has determined that it is reasonably necessary to modify the foregoing amendments in order to provide for greater availability of electric vehicle (EV) charging infrastructure in new construction. Accordingly, the Ordinance amends Section 9-1-1102 of Article 11 of Title 9 of the Beverly Hills Municipal Code (BHMC) by revising Section 4.106.4 of the GBSC pertaining to standards for installation of EV charging infrastructure in new one and two-family dwellings and townhomes with attached, private garages, multi-family dwellings, hotels and motels. The Ordinance includes requirements for charging hardware and signage, and for allocating parking spaces for EV charging, including accessible EV charging station spaces. The Ordinance further establishes minimum dimensions for EV parking spaces and parking aisles. Additionally, the Ordinance establishes minimum numbers of EV capable parking

spaces required for residential and non-residential parking facilities.

The Ordinance also amends Section 9-1-1102 by adopting and amending Tables 5.106.5.3.1, A5.106.5.3.1 Tier 1, and A5.106.5.3.3 Tier 2, of the GBSC. For administrative efficiency, the Ordinance carries over, without amendment, all other provisions of BHMC Section 9-1-1102.

The Ordinance contains the City Council's finding that its adoption is exempt from CEQA review. Civil remedies and criminal penalties are provided.

A certified copy of the entirety of the text of the Ordinance is available for public review in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210. The City Council of the City of Beverly Hills will consider adoption of the Ordinance during the regular City Council meeting on June 18, 2024. Further information may be obtained by contacting Assistant Director/Building Official, Arlen Eskandari at [aeskandari@beverlyhills.org](mailto:aeskandari@beverlyhills.org).

HUMA AHMED | CITY CLERK



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### GOLDA ZAHRA, from page 6

around the world, Zahra will perform her first official United States solo concert on July 13. At just 25, the vocalist combines the two styles she knows best—opera and Broadway—to share her love for music with audiences.

Though Zahra has seen and performed in some of the most beautiful cities of the world, including Paris, Rome and Tokyo, she's extremely excited to return to the place where she first started her career. The vocalist began singing professionally at age 12, but she's been listening to opera her entire life. She attributes this to her parents, who would take her to watch performances when she was a young child. By age 4, she began to play the piano and in elementary school, she sang in the Beverly Vista School (now Beverly Vista Middle School) choir. After that, she joined the independent study program at Beverly Hills High School so that she could spend extra time practicing singing and traveling to performances. Throughout her early life, she was also in musicals, and she performed songs from Broadway, but she decided to pursue opera full time so that she could share a style of music with the world that she feels is underappreciated.

"I don't want to say it's inaccessible, but a lot of normal people are scared to go see classical music shows and to go see operas because people don't really see it," Zahra told the Courier after her performance on July 1. "And they don't know that opera in the 1800s, or when it was popular, was like going to see a movie. So, it's nothing to be intimidated by. We singers have a responsibility to make it enjoyable."

Although this is her passion, singing opera is also a difficult task. Even after years of vocal training, keeping her voice healthy is a full-time job, and she must find balance between being a normal young adult and a professional singer. She admitted that there are sometimes parties she can't attend because she needs to rest her vocal cords for early performances. In opera, as she explained, her voice is her only instrument. "Once you're done playing the piano, you close the lid, and you stop playing. You don't play anymore," she told the Courier. "Our voice is in our body. Our vocal cords, and our larynx, they're in our body, and we're using them every single moment—how we breathe, if there's smog, if we're tired, if we're sad, if we eat spicy food."

Besides socializing, she finds balance in

her free time by listening to very different types of music. When asked if she listens to opera on her days off, she laughed. "No way! I listen to everything but opera. It's like, opera is strictly work," she explained. "Strangely you won't find classical music—even though I love it and I think it's beautiful—you don't find it on my phone."

Zahra spends most of her time in Verona now, where she studies with world-renowned singer Barbara Frittoli, but she's still deeply connected to her roots. Because her mom was born in Tehran, being an Iranian American singer is also a huge part of who she is. "There are not a lot of Iranian singers out there," she told the Courier. "Actually, there are very few. I haven't heard of any famous Iranian American singers, and I really am proud of my culture and I'm proud of where my mom comes from. I never forget my origins."

On July 13, she looks forward to giving back to her hometown of Los Angeles through her performance at the Broad Stage in Santa Monica. True to herself, she will be singing a combination of opera and Broadway, alongside the Dream Orchestra, conducted by Daniel Suk.

Zahra's parents, who are Beverly Hills residents, are extremely proud of her.

"It's an amazing concert. Golda and Daniel Suk crafted something very special that I think will appeal to all generations, all music lovers, the way they tied together the opera with the Broadway classics," said Shallom Berkman, Zahra's father and owner of Urth Caffé, which will cater an elaborate spread of desserts at the concert. "They weaved it together in a way that I think is very exciting and it's a new way to experience the classical voice. I think that it'll really appeal to the new generation and that's what she wants to do. She wants to make opera and a classical voice exciting for everyone."

"I'm really grateful and really honored," said Zahra, looking forward to the performance. "I just feel so excited to be able to share what I've been studying for a really long time and what I've been honing down with the Los Angeles community because I'm born and raised here, and I've missed my home."

Those interested can purchase tickets at [GoldaInConcert.com](http://GoldaInConcert.com), and Courier readers will receive a 30% discount by using the promo code "angel" at checkout. ●

**LINDEN DRIVE, from page 1**

to direct the city to approve the project or void the decision and reconsider.

“Californians for Homeownership continues to lead the way in enforcing state housing laws in the courts,” Melanie Barker, California Association of Realtors President said in a press release. “It is critical that cities like Beverly Hills do their part in addressing the state’s housing crisis, and this new case will help ensure that they do.”

Dave Rand, the attorney for the applicant, 9300 Wilshire LLC, a company managed by developer Leonid Pustilnikov, said his client was undeterred by the council’s decision. Rand told the Courier that he is considering all available options under the builder’s remedy law, a provision of the HAA that allows developers to bypass local zoning requirements in cities that have noncompliant housing elements.

Rand argues that because Beverly Hills was noncompliant when he applied for the project in October 2022—the city’s housing element was approved this May—it qualifies under the provision.

He added that while he hopes to avoid filing a lawsuit of his own, it is not off the table.

The California Department of Housing and Community Development (HCD), which sent a June 26 letter to the city supporting the project, stated in an email it is “evaluating next steps” but declined to provide details. The June 26 letter urged city officials to approve the appeal and process the project without delay or requiring additional entitlements.

“Suffice it to say, this project is not going away,” Rand said.

If the project does go forward, it is likely to be a lightning rod for residents even beyond Beverly Hills. Over more than an hour of public comment, neighbors criticized the project for its potential impacts on their quality of life, while unionized laborers and housing advocates spoke in favor, highlighting the jobs it is likely to provide and the new units of housing.

A representative for Unite Here Local 11, the hospitality workers union that helped defeat the Cheval Blanc Beverly Hills hotel development last year, said that while the union typically supports housing projects—especially those with affordable units—it opposed this project because the number of housing units had been reduced to accommodate a hotel and restaurant.

According to a staff report, the proposed 19-story, 200-foot-tall project includes 165 residential units—20% of which are reserved for lower-income households—as well as a 73-room hotel and restaurant on the first through fifth floors. The residential units range from studios to two bedrooms, and a four-level underground parking structure has 126 spaces.

“This project is deeply flawed and will materially, adversely affect the quality of residential life for the hundreds of residents living on the 100, 200 or 300 block of Linden [Drive],” said Southwest Beverly Hills Homeowners Association President Ken Goldman. “All of us urge that you remain firm in the position that this developer’s application

is incomplete. We are counting on you.”

In a statement, City Attorney Laurence Wiener said the city’s position had not changed, and added, “The plaintiff is asking that this conclusion be reviewed in court, and so it will.”

A trial setting conference for Californians for Homeownership’s lawsuit is scheduled for Oct. 3, almost two years after Rand submitted the preliminary application.

That application, submitted on Oct. 24, 2022, described a 16-story, 200-unit solely residential development. The Development Plan Review application (DPR), submitted in April 2023, proposed the current mixed-use development, which staff called a “substantially different project.”

Citing the deviations between the preliminary and DPR applications and missing applications for General Plan Amendment and Zone Change entitlements, among other materials, staff on May 12, 2023, deemed the application incomplete.

Rand then sent the city two letters contesting and addressing staff’s concerns before formally appealing the incomplete decision on Jan. 11, 2024. He sent a third “resubmittal letter” on May 9, though staff determined the application was still incomplete.

During the June 27 meeting, Rand argued that the city’s determination violated both the HAA and the Permit Streamlining Act, using the HCD letter to support his point. He also said that, under state housing laws, the addition of the hotel in the Development Plan Review application does not disqualify the

preliminary application, nor do the missing General Plan Amendment and Zone Change applications.

He said that the discussion, ultimately, was about the planning process, not the merits of the project, and he urged councilmembers to approve the appeal and let the project proceed, if only so that they can revise or deny it completely further down the line.

“All of the myriad of legal objections that your excellent city attorneys have put on the record for you, you can still use later down the road should you choose,” Rand said. “Why not allow this project to at least go forward? Maybe [we end up] in the same place and it’s a project you ultimately decide is most appropriate to disapprove. But maybe we can get to an outcome that works for both sides.”

But after hours of technical legal wrangling with city attorneys, staff and councilmembers, Rand was unable to sway the council. Councilman John Mirisch urged Rand to complete the application and work with staff to build a revised project, and Friedman said council’s decision does not negate its commitment to build more housing.

“As a community, we committed to working to accomplish the goals that we committed to in our housing element,” Friedman said. “I don’t think that anything that is said here today is contrary to that. We are, as a council, as a community, committed to work with HCD to accomplish those goals, and look forward to seeing projects that are compliant.” ●

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# Birthdays

The Courier's Birthday Page is Proudly Sponsored by

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July 5



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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Tension will build deliciously. You may butt heads with a dear one but it's the conflict that brings more beauty, awareness, communication and clarity into your life and relationships.

**TAURUS** (April 20-May 20). The growth of plants is not up to the plant. It's usually because the environment or some other factor is not conducive to growth. There's something in your life that you really wish could be taking off, and it certainly will, in circumstances that are a good fit.

**GEMINI** (May 21-June 21). You'll elevate your work, relationships and lifestyle through specificity and choices that meet a select criteria. You'll have a kind of success that's better than what money can buy, though it also comes with a few high-dollar perks.

**CANCER** (June 22-July 22). You're not picky but you're discerning and this is precisely why your choices get you noticed. There's a taste-level being reflected here and it will make your life easier as well as serving as a magnet that attracts similarly tasteful folks as

well as people who want your services. **LEO** (July 23-Aug. 22). Though it won't be natural for you today, try to think of yourself and your own needs first. They are important, and you'll have the resources to speak to them. When you do this, it will allow you to be in a better position to assist others.

**VIRGO** (Aug. 23-Sept. 22). You've needed guides throughout life and you need them still. It's something that none outgrow, so don't be afraid to reach out to new people and listen to their wisdom. It can come in many forms today, and book form will be the most profound.

**LIBRA** (Sept. 23-Oct. 23). You will understand so much more than you ever did, not because you cram information, but because you do the opposite. You sit back and let things settle. You relax and make space in your life for ideas to come together quite on their own.

**SCORPIO** (Oct. 24-Nov. 21). Everyone's reality is different, but some situations are much more conducive to imaginative interpretation than others. If no one is agreeing about what happened, that just means that you took part in something interesting.

**SAGITTARIUS** (Nov. 22-Dec. 21). Are

you a wizened elder? Are you a youthful innocent? Are you in the adolescent middle ground of the unknown? The answer is yes, yes, and yes. You contain multitudes and get to experience many of them today.

**CAPRICORN** (Dec. 22-Jan. 19). Your creativity is innate. Believe it and let yourself do whatever it is you feel like doing without judgement. The freer you are, the more you will learn about your boundaries, which are limitless.

**AQUARIUS** (Jan. 20-Feb. 18). Your gifts

have value. You probably feel like you need to prove it, stick a price tag on it and/or deliver to the extent that people will be impressed. These are normal thoughts, and you are better to ignore them and get on with the business of doing what you do.

**PISCES** (Feb. 19-March 20). Even the people who say they know what they want often aren't nearly as sure about it as they seem. Show what you're offering. You'll shape appetite by merely displaying new offerings



This is Bullet, the adoptable dog of the week. He is a 2-year-old, 6-pound spaniel mix in need of a new home. To inquire about Bullet, please contact Kim Sill at Shelter of Hope at 310-770-3571.

[shelterhopepetshop.org](http://shelterhopepetshop.org)

# City Council 60-Second Shout Out



At its July 2 Regular City Council meeting, the city honored Bosley Medical for the Mayor's 60-Second Shout Out (50th Anniversary) recognition.

## STUDY SESSION, from page 1

could look like, both temporarily and permanently, were discussed. Short-term suggestions included reinstalling the flag display in Beverly Gardens Park or creating another temporary display. Permanent ideas included renaming or providing an honorary designation to a city street or creating a memorial near City Hall.

Mayor Lester Friedman noted that the City Council had received over 3,100 emails from residents expressing "overwhelming" support for these plans. One email was read that acknowledged budgetary constraints may be raised as an impediment but argued that the value of a memorial for the city's residents far outweighs its monetary cost. Other residents agreed with this sentiment, with one suggesting that some of the implementations discussed, like placing flags in the park, are cost effective yet impactful ways to express support to the victims. These would provide a suitable short-term memorialization while a more long-term memorial could be funded through a combination of city allocation and community fundraising efforts.

Councilmembers then discussed forming an ad hoc committee to vet memorial ideas and move forward with implementation, which would be headed by Councilmember John Mirisch and Vice Mayor Sharona Nazarian.

During the Study Session, residents and councilmembers also discussed plans for holiday decorations and menorah lighting for 2024.

Teresa Revis, Associate Project Manager for the city of Beverly Hills, recommended restringing the warm white and blue LED lights so they can have a bigger impact for Hanukkah, at an estimated cost of around \$85,000. She also mentioned that LED spheres for the canopy of 80 Ficus trees on South Beverly Drive will need to be

purchased and installed, at an estimated cost of \$250,000.

Councilmember Mary Wells expressed reservations about continuing the projection mapping display this winter, citing concerns about the high cost of \$750,000 plus \$115,000 for the associated power upgrade. She noted the unclear benefits given the budget deficit and suggested exploring alternative options that could provide better value. Wells also questioned whether the projection mapping would receive enough media attention for the city, given it will now in its third year.

Other attendees agreed with Wells' reservations, with several remarking that they would rather the funds be allocated instead to creating a permanent memorial for the Oct. 7 victims.

One resident said, "I love the projection mapping, but I feel a little less festive this year, just because of everything that's happened since Oct. 7. I would like to save the money and put it into a fund for the Oct. 7 permanent memorial instead—that's three-quarters of a million dollars right there. I think we could tell our residents or have a sign that informs people that projection mapping this year is not taking place because the city has decided to use the money to develop a permanent memorial for the Oct. 7 victims instead."

After some discussion, the Study Session concluded with construction updates for the D-Line Wilshire Subway Extension Project. Attendees were informed that construction is ongoing at both the Wilshire/La Cienega and Wilshire/Fairfax stations, and that the building of emergency exits has also commenced. Residents were assured that construction areas will be well lit, and discussions were underway on how to minimize the impact of the construction on local roads. ●

## KAMALA HARRIS, from page 1

contrast in candidates, and she called former President Donald Trump "a threat to our democracy."

While Harris was full of confidence at the event, not all Democrats felt the same way following Biden's halting, mumbled and at times, hard to understand, remarks.

Several Democratic politicians, such as Texas Rep. Lloyd Doggett and former Ohio Rep. Tim Ryan, have called for Biden to step down from the race, as have the editorial boards of The New York Times, the Chicago Tribune and The Atlanta Journal-Constitution.

Both Harris and Governor Gavin Newsom have been floated as potential replacements for the president. Biden campaign officials, however, said there is no plan to change the ticket.

Reiner, the host of the fundraiser, said in a statement on X that the debate was "a disaster" for Biden, but that the choice for president remains "crystal clear."

"We either can choose a good decent man who cares about his fellow citizens and knows how to govern, or a convicted felon who will destroy our democracy," he stated.

Harris employed a similar logic during her speech, saying the debate did not alter the high stakes of the election.

"You have someone in the former

President of the United States who openly talks about his admiration for dictators, someone who has said openly how he will weaponize the Department of Justice against his political enemies," she said. "None of that has changed, because of one day in June."

She said that Trump poses a threat to LGBTQ rights, reproductive rights and voting rights. She also touted the Biden administration's achievements such as lowering the cost of prescription drugs and forgiving millions of dollars' worth of student debt.

The invitation-only fundraiser gathered around 100 attendees including U.S. Senator Laphonza Butler and California Rep. Brad Sherman.

Also present were Kristin Perry and Sandra Stier, plaintiffs in the case that overturned Prop 8. Harris married the couple back in 2013 while serving as California Attorney General. Harris's remarks were followed by a special performance by Broadway star Idina Menzel.

Biden and Trump paid visits to Los Angeles for campaign events in June. Trump attended a fundraiser at the home of Lee Samson in Beverly Hills, while Biden joined forces with Barack Obama, George Clooney and Julia Roberts for a Downtown L.A. fundraiser.

Recent polling shows Trump holding a narrow lead over Biden nationally and in all five key swing states. ●

**Next stop: more subway.**


**D LINE SUBWAY EXTENSION PROJECT**  
Section 1 – Beverly Hills Update

**WILSHIRE/RODEO STATION WORK**  
Civil restoration construction will continue through July on the north side of Wilshire between San Vicente Bl and La Cienega Bl.

The contractor may perform work in July and August that could include northbound lane reductions on La Cienega with turn restrictions at the Wilshire/La Cienega intersection, pending City of Beverly Hills approval.

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PLE1 COBH

# Fun and Games

**SUDOKU**  
07/05/24 ISSUE

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

**SUDOKU ANSWERS**  
06/28/24 ISSUE

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

**PUZZLE ANSWERS**  
06/28/24 ISSUE

M	A	P	S	G	E	O	T	A	G	D	O	T	H	B	R	A
A	L	O	E	A	N	D	O	N	E	I	D	E	A	B	R	I
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S	O	L	V	E	F	O	R	T	A	C	O	S	D	E	U	C
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B	U	S	H	E	D	R	O	C	K	E	T	L	A	U	N	C
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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
07/05/24 ISSUE

**PICTURE DAY**

BY MICHAEL SCHLOSSBERG / EDITED BY JOEL FAGLIANO

Michael Schlossberg is an internist in Bend, Ore. This is his third Sunday crossword of the year. Michael's antenna is always up for theme ideas — he struck upon this one after seeing the phrase at 113-Across in a news article. Though Michael is an avid gardener, he never brainstormed themes there. "It's my happy place," he says.

- |   |  |   |
|---|--|---|
| <p><b>ACROSS</b></p> <p>1 Plant in a bloom</p> <p>5 "La Vie en Rose" singer</p> <p>9 Mechanical catch</p> <p>13 Seasonal decoration from the Old French for "sparkle"</p> <p>19 Atypical band instrument</p> <p>20 Path to Machu Picchu</p> <p>22 World Cup cheer</p> <p>23 <i>Two Iowans</i> (1930)</p> <p>25 Renovation need, perhaps</p> <p>26 Succor</p> <p>27 Patton crossed it in 1944</p> <p>28 Stuff left behind by an old flame?</p> <p>29 Slip in a warehouse</p> <p>32 Part of the atmosphere above most weather</p> <p>36 Writer buried in a Baltimore churchyard</p> <p>37 <i>Six Basque villagers</i> (1937)</p> <p>39 "Real Time With Bill _____"</p> <p>40 Souvlaki go-with</p> <p>41 Hashtag's neighbor on a keyboard</p> <p>42 <i>12 orbs</i> (1889)</p> <p>47 Adorable one</p> <p>49 Runner Down Under</p> <p>50 Many moons</p> <p>51 Modern-day Phoenicia</p> <p>56 TV host Joy</p> | <p>58 Performing, perhaps</p> <p>62 Wane</p> <p>63 About to bloom</p> <p>65 "Ted Lasso" footballer Jamie _____</p> <p>67 Good name for a nuclear engineer?</p> <p>68 <i>One gemstone</i> (1665)</p> <p>72 Just manage, with "out"</p> <p>73 Component of the immune system</p> <p>74 Sauce in Philippine cuisine</p> <p>75 Wacky</p> <p>76 Feature of a Raggedy Ann doll</p> <p>78 Frog-hopping-into-water sound</p> <p>79 Crazy Horse and kin</p> <p>81 Name on a box of fruit-flavored candy</p> <p>82 Minute</p> <p>84 Wash out</p> <p>86 <i>With 99-Across, four timepieces</i> (1931)</p> <p>91 Too much, musically</p> <p>97 Plugs</p> <p>98 Unreliable narrators</p> <p>99 <i>See 86-Across</i></p> <p>101 Prefix with genetics</p> <p>102 Instrument "played" in the "Bill &amp; Ted" movies</p> <p>106 Shanties</p> <p>107 Goes straight</p> <p>109 Eyelike openings</p> <p>111 Not in the dark</p> <p>112 Kitchen-drawer section</p> <p>113 Kind of craft-store kit ... or a hint to this puzzle's theme</p> | <p>119 Sheathe</p> <p>120 They're comfortable alone or in a crowd</p> <p>121 River through Kazakhstan</p> <p>122 Yarn label number</p> <p>123 World capital that's part of the NATO alphabet</p> <p>124 Viking group?</p> <p>125 Cable channel with horror/fantasy programming</p> <p style="text-align: center;"><b>DOWN</b></p> <p>1 "So that's your game!"</p> <p>2 Flight</p> <p>3 Shin armor</p> <p>4 Knowable without experience</p> <p>5 Proof of meeting a celeb, say</p> <p>6 "Hold on!"</p> <p>7 What pore clogging can lead to</p> <p>8 "Oliver Twist" antagonist</p> <p>9 Press-conference organizers</p> <p>10 Sound at the doctor's office</p> <p>11 Console with a wireless controller</p> <p>12 Business name ender</p> <p>13 Something to talk about</p> <p>14 Actress Graff of "Mr. Belvedere"</p> <p>15 Enthusiast</p> <p>16 Words woven into Charlotte's web</p> <p>17 Director who is part of filmdom's Splat Pack</p> <p>18 "Mangia!"</p> <p>21 Answering-machine signal</p> <p>24 Bouncer's job</p> <p>28 Vocalist Vikki</p> <p>29 Supermarket-chain inits.</p> <p>30 Enthusiast</p> <p>31 Fünf : German :: _____ : Spanish</p> <p>33 Put a value on</p> <p>34 Sorry excuse for a pillowcase?</p> <p>35 20-Across setting</p> <p>38 QB stat: Abbr.</p> <p>40 About 40% of a yard</p> <p>43 Like some teas</p> <p>44 Look at desirously</p> <p>45 Gossip</p> <p>46 One of two openings under a bridge</p> <p>48 Divider's counterpart</p> <p>51 Bock or dunkel</p> <p>52 Chargeable transport</p> <p>53 Like one's soul in a heart-to-heart</p> <p>54 The Hawks, on scoreboards</p> <p>55 Fresh perspective</p> <p>57 Paragon</p> <p>58 Cereal with a Mega Stuf variety</p> <p>59 Helvetica-like typeface</p> <p>60 "I'm _____ Git You Sucka" (1988 parody film)</p> <p>61 Often-frayed parts of papyrus</p> <p>64 Penguins play in it, for short</p> <p>65 It circles the earth</p> <p>66 Neighbor of Montana: Abbr.</p> <p>69 Less emotional</p> <p>70 Deck out</p> <p>71 Vaccine component</p> <p>77 Starts of some cheers</p> |
|---|--|---|

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

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119																												121
122																												125

- |   |  |   |   |
|---|--|---|---|
| <p>78 Kind of dish that you wouldn't want to eat from</p> <p>80 "Ya dig?"</p> <p>82 "Bridesmaids" co-star</p> <p>83 Biblical figure whose "whole body was like a hairy garment"</p> <p>85 Con head?</p> <p>86 Danced like Cardi B</p> <p>87 Two farthings, colloquially</p> | <p>88 Large building</p> <p>89 Some cameras, for short</p> <p>90 Country that had a nonviolent "singing revolution" in the late 1980s</p> <p>92 Sphere</p> <p>93 Kind of spending bill</p> <p>94 That's a bunch of crock!</p> <p>95 Hardly a noob</p> <p>96 Kvetchers' cries</p> | <p>100 Lighter igniters</p> <p>102 Childish retort</p> <p>103 "No more for me, thanks"</p> <p>104 When Macbeth fights Macduff</p> <p>105 Politico Gallego</p> <p>108 Like some mirrors</p> <p>110 Vega's constellation</p> <p>113 Mate</p> <p>114 113-Down, in French</p> | <p>115 Company that once generated more than 4,000 patents in a single year</p> <p>116 Security Council member</p> <p>117 Subj. of Churchill's "Never ... was so much owed by so many to so few"</p> <p>118 Canny</p> |
|---|--|---|---|

# Police Blotter

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



**ASSAULT - AGGRAVATED**

6/9/2024, 3:43 a.m. at N. SANTA MONICA BOULEVARD / N. BEDFORD DRIVE

**ASSAULT - SIMPLE**

6/17/2024, 10:35 p.m. at 9600 Block of WILSHIRE BLVD.

6/17/2024, 10:55 a.m. at CHARLEVILLE BOULEVARD / S. BEVERLY DRIVE

6/9/2024, 4 a.m. at 200 Block of N. CANON DRIVE

6/8/2024, 2:30 p.m. at 400 Block of N. RODEO DRIVE

**BURGLARY - COMMERCIAL BUILDING**

6/12/2024, 3:57 a.m. at 200 Block of S. LA CIENEGA BLVD.

6/11/2024, 5:04 a.m. at 9800 Block of WILSHIRE BLVD.

6/7/2024, 5:04 a.m. at 9000 Block of WILSHIRE BLVD.

**BURGLARY - CONSTRUCTION SITE**

6/14/2024, 4 p.m. at 300 Block of N. PALM DRIVE

6/13/2024, 1 p.m. at 300 Block of N. PALM DRIVE

**BURGLARY FROM A MOTOR VEHICLE**

6/14/2024, 6:35 p.m. at 200 Block of FOOTHILL ROAD

6/12/2024, 8 a.m. at 9100 Block of WILSHIRE BLVD.

**BURGLARY - RESIDENTIAL (NO ONE HOME)**

6/5/2024, 3:57 p.m. at 100 Block of MCCARTY DRIVE

6/5/2024, 1 p.m. at 100 Block of N. WILLAMAN DRIVE

**DUI ARREST**

6/15/2024, 1:45 a.m. at OLYMPIC BOULEVARD / S. LA PEER DRIVE

**ROBBERY**

6/14/2024, 11:35 p.m. at N CANON DRIVE / DAYTON WAY

6/14/2024, 11:20 a.m. at 400 Block of N. CANON DRIVE

**THEFT OF AUTO PARTS**

6/12/2024, 5 p.m. at 400 Block of S. OAKHURST DRIVE

**THEFT - GRAND**

6/16/2024, 5:30 p.m. at 9700 Block of WILSHIRE BLVD.

6/13/2024, 5 p.m. at 200 Block of S. WETHERLY DRIVE

6/10/2024, 5:24 a.m. at 200 Block of S. CARSON ROAD

6/9/2024, 3:34 p.m. at 300 Block of N. BEVERLY DRIVE

6/8/2024, 3:55 p.m. at 300 Block of N. CANON DRIVE

6/7/2024, 8 p.m. at 9600 Block of WILSHIRE BLVD.

**THEFT - GRAND (FROM VEHICLE)**

6/17/2024, 4:03 p.m. at 9400 Block of SUNSET BLVD.

6/17/2024, 11:28 a.m. at 200 Block of S. SWALL DRIVE

**THEFT - PETTY**

6/16/2024, 6:11 p.m. at 200 Block of PECK DRIVE

6/16/2024, 9:15 a.m. at 300 Block of N. CANON DRIVE

6/15/2024, 2:50 p.m. at 9000 Block of WILSHIRE BLVD.

6/14/2024, 6:20 p.m. at 9600 Block of WILSHIRE BLVD.

6/14/2024, 3:30 p.m. at 9500 Block of WILSHIRE BLVD.

6/14/2024, 12:32 p.m. at 200 Block of N. RODEO DRIVE

6/10/2024, 8:18 p.m. at 300 Block of N. CANON DRIVE

6/10/2024, 5:40 p.m. at 200 Block of EL CAMINO DRIVE

6/8/2024, 10:54 p.m. at 300 Block of N. CANON DRIVE

6/7/2024, 8 p.m. at 200 Block of S. PALM DRIVE

6/7/2024, 4:11 p.m. at 200 Block of N. RODEO DRIVE

6/7/2024, 10:45 a.m. at 100 Block of N. GALE DRIVE

**THEFT - PETTY (FROM VEHICLE)**

6/13/2024, 12 a.m. at 200 Block of S. WETHERLY DRIVE

**VANDALISM**

6/17/2024, 12:50 a.m. at 500 Block of WALDEN DRIVE

6/15/2024, 12:25 a.m. at N. SANTA MONICA BOULEVARD / N. CAMDEN DRIVE

6/13/2024, 9:30 p.m. at SUNSET BOULEVARD / ALPINE DRIVE

# Public Notices

## ORDINANCE NO. 24-O-2897

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADOPTING AND AMENDING THE STATE MID-CYCLE UPDATES TO THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE, AND APPROVING A CEQA EXEMPTION DETERMINATION

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

**Section 1.** Section 9-1-1102 of Article 11 of Title 9 of the Beverly Hills Municipal Code is hereby amended to read as follows:

### “9-1-1102: AMENDMENTS TO CALIFORNIA GREEN BUILDING STANDARDS CODE:

The California Green Building Standards Code adopted pursuant to Section 9-1-1101 is hereby amended as follows:

‘Section 102.1.1 is added to the California Green Building Standards Code to read as follows:

**102.1.1 Electronic construction documents.** The enforcing agency is authorized to require construction documents, including plans, to be submitted in an acceptable electronic format.

[Note: this Section 102.1.1 unaffected by State mid-cycle amendments]’

‘Section 4.106.4 of the California Green Building Standards Code is adopted and amended to read as follows:

### 4.106.4 Electric Vehicle (EV) Charging for New Construction

New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.

Exception:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

### 4.106.4.1 New One- And Two-Family Dwellings and Townhouses With Attached Private Garages

For each new dwelling unit that is provided with parking, install a minimum of one (1) Low Power Level 2 Electric Vehicle Charging Receptacle or a Level 2 Electric Vehicle Supply Equipment (EVSE).

Exception: Deleted

#### 4.106.4.1.1 Identification Deleted

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

#### 4.106.4.2.1 Reserved

#### 4.106.4.2.2 Multifamily dwellings, hotels and motels.

##### 1. EV ready parking spaces with receptacles.

a. **Hotels and motels.** Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. **Multifamily parking facilities.** Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided.

**Exception:** Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. **Receptacle power source.** EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit’s electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

**Exception:** Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. **Receptacle configurations.** 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

##### 2. EV ready parking spaces with EV chargers.

a. **Hotels and motels.** Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. **Multifamily parking facilities.** Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

**4.106.4.2.3 Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.3.1.

**Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels, and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.3.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.** EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.3.1.

**4.106.4.2.3.2 Accessible electric vehicle charging station spaces.** In addition to the requirements in Sec-

tion 4.106.4.2.3.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.4 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as ‘EV CAPABLE.’

**Notes:**

1. Construction documents are intended to demonstrate the project’s capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.’

‘Section 4.304.2 is added to the California Green Building Standards Code to read as follows:

**4.304.2 Metering Outdoor Water Use.** A landscape water meter provided by the City of Beverly Hills shall be installed for landscape irrigation for the following projects. The term aggregate landscape area includes areas of new landscaping, relandscaping, and existing landscaping to remain.

1. New residential building on a site with an aggregate landscape area of 500 square feet or more. Exception: Accessory Dwelling Units that do not meet any of the other conditions.

2. Additions and/or alterations to an existing residential building on a site with an aggregate landscape area of 500 square feet or more, where the building supply line or water meter is being replaced or upgraded.

3. Relandscaping or new landscaping projects of 2,500 square feet or more.

[Note: this Section 4.304.2 unaffected by State mid-cycle amendments]’

‘Section 4.305 of the California Green Building Standards Code is amended to read as follows:

### SECTION 4.305 WATER REUSE SYSTEMS

**4.305.1 Cooling Towers [N].** Cooling towers shall comply with Section 4.305.2.1 or 4.305.2.2.

**4.305.1.1 Existing Buildings.** Buildings with existing cooling towers shall install cooling towers of a minimum of 6 cycles of concentration (blowdown) or better upon replacement.

**4.305.1.2 New Buildings.** New Buildings shall with cooling towers shall install cooling towers of a minimum of 6 cycles of concentration (blowdown) or better.’

[Note: this Section 4.305 unaffected by State mid-cycle amendments]’

‘Table 5.106.5.3.1 of the California Green Building Standards Code is adopted and amended to read as follows:

TABLE 5.106.5.3.1 Nonresidential Mandatory

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) 2,3
0-9	3	2
10-25	4	3
26-50	8	4
51-75	13	5
76-100	17	6
101-150	25	7
151-200	35	10
201 and over	20% of actual parking spaces 1	25% of EV Capable Spaces 1

1. Calculation for spaces shall be rounded up to the nearest whole number.”
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total

CONTINUE TO PAGE 17 >



# Public Notices

number of required EV capable spaces shown in column 2".  
3. At least one Level 2 EVSE shall be provided.'

'Table A5.106.5.3.1 of the California Green Building Standards Code is adopted and amended to read as follows:

TABLE A5.106.5.3.1 Tier 1

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 1 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 1 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) <sup>2,3</sup>
0-9	4	2
10-25	5	4
26-50	11	5
51-75	19	6
76-100	26	9
101-150	38	13
151-200	53	18
201 and over	30% of actual parking spaces <sup>1</sup>	33% of EV Capable spaces <sup>1</sup>

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2".
3. At least one Level 2 EVSE shall be provided.'

'Table A5.106.5.3.3 of the California Green Building Standards Code is adopted and amended to read as follows:

TABLE A5.106.5.3.3 Tier 2

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 2 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 2 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) <sup>2,3</sup>
0-9	4	3
10-25	8	5
26-50	17	6
51-75	28	9
76-100	40	13
101-150	57	19
151-200	79	26
201 and over	45% of actual parking spaces <sup>1</sup>	33% of EV Capable Spaces <sup>1</sup>

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2".
3. At least one Level 2 EVSE shall be provided.'

'Section 5.304.7 is added to the California Green Building Standards Code to read as follows:

**5.304.7 Metering Outdoor Water Use.** A landscape water meter provided by the City of Beverly Hills shall be installed for landscape irrigation for the following:

1. New construction projects with aggregate landscape area over 500 square feet.
2. Any construction project for which a new water meter is being requested.
3. When required by the California Department of Water Resources Model Water Efficient Landscape Ordinance.

[Note: this Section 5.304.7 unaffected by State mid-cycle amendments']

'Section 5.305 of the California Green Building Standards Code is amended to read as follows:

## SECTION 5.305 WATER REUSE SYSTEMS

**5.305.1. Cooling Towers.** Cooling towers shall comply with Section 5.305.1.1 or 5.305.1.2.

**5.305.1.1 Existing Buildings.** Buildings with existing cooling towers shall install cooling towers of a minimum of 6 cycles of concentration (blowdown) or better upon replacement.

**5.305.1.2. New Buildings [N].** New Buildings with cooling towers shall install cooling towers of a minimum of 6 cycles of concentration (blowdown) or better.

[Note: this Section 5.305 unaffected by State mid-cycle amendments']

**Section 2. CEQA.** The City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment because the adoption of this Ordinance will provide for improved air quality and thereby contribute to the overall public health, safety and welfare. It is

therefore exempt from California Environmental Quality Act (CEQA) review pursuant to Title 14, Section 15061(b)(3), of the California Code of Regulations (CEQA Guidelines).

**Section 3. Penalty.** Except where specified to be an infraction, violation of any provision of this Ordinance or any Code adopted or amended herein by reference shall constitute a misdemeanor and shall be punishable by a fine not to exceed one thousand dollars (\$1,000) or by imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance.

**Section 4. Civil Remedies.** The violation of any of the provisions of this Ordinance or any Code adopted or amended herein by reference shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

**Section 5. Severability.** The City Council declares that, should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

**Section 6. Certification.** The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published in the manner prescribed by law.

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

Adopted: June 27, 2024  
Effective: July 28, 2024

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

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
NANCY HUNT-COFFEY  
City Manager

MICHAEL FORBES  
Director of Community Development

ARLEN ESKANDARI  
Assistant Director / Building Official

VOTE:  
AYES: Councilmembers Wells, Corman, Mirisch, Vice Mayor Nazarian, and Mayor Friedman  
NOES: None  
CARRIED

### SUMMONS (CITATION JUDICIAL) CASE NO: 23SMCV00763

**NOTICE TO DEFENDANTS:**  
SAM HAKIM; S2 SQUARED PROPERTIES, LLC, NETTLE 1031; and DOES 1 to 50, inclusive

**YOU ARE BEING SUED BY PLAINTIFF:**  
MARIA ZEGARRA

**NOTICE!** You have been sued. The court may decide against you without being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association.

The name and address of the court is:  
Superior Court of the State of California, County of Los Angeles 1725 Main Street Santa Monica, CA 90401

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney is:  
Irving Pedroza, Esq. D'Egidio & Pedroza, APC  
7801 Mission Center Court, Suite 240 San Diego, CA 92108  
State bar No: 297735  
Date: 12/13/2023  
By: David W. Slayton, Clerk • K. Neal, Deputy  
Judicial Officer: H. Jay Ford / Judge  
Beverly Hills Courier • Published 06/28/24, 07/05/24, 07/12/24, 07/19/24

## ANNOUNCEMENTS

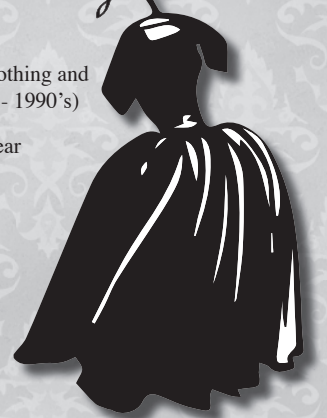
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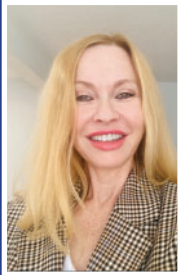
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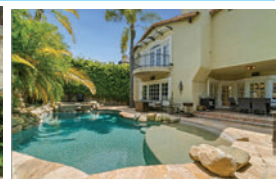
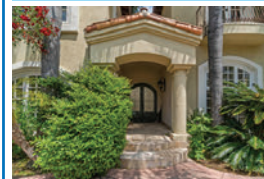
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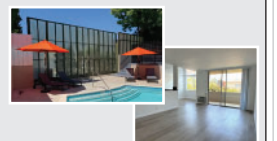
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