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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	72°   62°
☀️ Saturday	76°   60°
☀️ Sunday	80°   62°
☀️ Monday	83°   63°
☀️ Tuesday	81°   63°
☀️ Wednesday	79°   63°
☀️ Thursday	80°   63°

## Beverly Hills City Council Denies Roxbury Drive Tree Appeal

BY JOEY WALDINGER

The Beverly Hills City Council on Sept. 17 unanimously approved the removal of three heritage trees at 1001 North Roxbury Drive and denied an appeal of a prior Planning Commission decision approving the project.

The property on North Roxbury is owned by StubHub co-founder Eric Baker and his wife Dr. Nicole Cooper Baker, who submitted

the tree removal permit as part of their plans to construct a new home on the empty lot. The Planning Commission approved the permit on June 26 with conditions that crews plant three replacement trees that are at least 25 feet tall when planted and 70 feet tall when mature, and that these trees be planted before building permits are issued.

On July 9, environmental attorney and Santa Monica City Council candidate Ellis

Raskin appealed that decision on behalf of Maple Leaf Ventures, a local property management company. Raskin claimed the commission's findings were not supported by evidence and would violate the California Environmental Act (CEQA), and that surrounding property owners received insufficient notice of the Planning Commission meeting.

See ROXBURY TREES, page 7



Photo by Julianna Lozada

A large crowd attended the Beverly Hills Reads! event at the El Rodeo Elementary School Auditorium on Sept. 15. Story on pg. 5.

## City Council Reviews Policy Manual at Study Session

BY AMANDA COSCARELLI

During a study session on Sept. 17, the City Council reviewed its policy manual, a document that has been under revision since 2021. The council discussed which policies need further review and decided to appoint Ad Hoc committees to work through the remainder of the manual.

The policy manual is a document that directs the City Council how to proceed with responsibilities such as elections, social media, public comment and the organization of formal meetings. It was designed 15 years ago, but at a meeting in August 2021, the City Council began reviewing the manual to keep it up to date. At that meeting, the policy was split into two separate documents—the policy manual and the handbook, for

non-policy information. Then, on Feb. 6 of this year, the City Council reviewed the manual again, to make sure that they were all in agreement on the policies, but they only got through the first 13 pages. At that time, they agreed on provisions regarding the role of the mayor, regular formal City Council meetings, public comment at meetings and the addition of references to the Beverly Hills Municipal Code, to explain why such policies make sense for the city. They approved the handbook at that time.

At that Feb. 6 meeting, council discussed but did not come to an agreement on policies regarding the selection of the mayor and vice mayor, the rotation of the mayor and vice mayor, media relations, social media, participation in meetings requiring travel and

See STUDY SESSION, page 7

## Westwood Square Renamed to Honor Mahsa Amini

BY JULIANNA LOZADA

The Women Life Freedom Square in Westwood was unveiled on Sept. 15, bringing together over 25 local vendors, community representatives, and attendees to celebrate at the intersection of Rochester Avenue and Westwood Boulevard.

Approved by the Los Angeles City Council last year, the Women Life Freedom Square was renamed to honor Mahsa Amini. See SQUARE RENAMED, page 3



# Courier Calendar

**NOW - SEPT. 28**

**GETTY VILLA: "MEMNON"**

**THURS.-SAT. 8 P.M.**

This fall, the Getty Villa Museum and the Classical Theatre of Harlem will present the world premiere of "Memnon" for the 18th annual Villa Outdoor Classical Theater production. With bold, vivid language and gripping dramatic conflict, "Memnon" tells the tale of an Ethiopian king who journeys to the city of Troy to fight alongside the Trojans in their darkest hour. This epic story, from the ancient Greek legend of the fall of Troy, has been overlooked for over a millennium, until now. "Memnon" is directed by Carl Cofield, associate artistic director of the Classical Theatre of Harlem, and is written by Will Power. Tickets range from \$30-\$55. The Getty Villa is located at 17985 Pacific Coast Highway, Pacific Palisades. [getty.edu](http://getty.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, that 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 Dr., La Cañada Flintridge. [descansogardens.org](http://descansogardens.org)

**NOW - NOV. 3**

**ODYSSEY THEATRE:**

**"KILL MOVE PARADISE"**

**WED.-SAT. 8 P.M.**

**SUN. 2 P.M.**

Odyssey Theatre Ensemble presents the Southern California premiere of "Kill Move Paradise," a humorous, uplifting, powerful new drama by Pulitzer Prize-winning playwright James Ijames ("Fat Ham"). Four Black men, torn from the world without warning, find themselves stuck in a cosmic waiting room in the afterlife. As they attempt to make sense of their new paradise,

Isa, Daz, Grif and Tiny play, sing, tease and uplift one another, even as they're forced to confront how they arrived in this unearthly place. Inspired by the ever-growing list of slain Black men and women and the fear and threat of death they continue to face daily, "Kill Move Paradise" is an electrifying reminder of our collective humanity. Tickets range from \$20-\$40. The Odyssey Theatre is located at 2055 S. Sepulveda Blvd., Los Angeles.

[odysseytheatre.com](http://odysseytheatre.com)

**SEPT. 26**

**BEVERLY HILLS POLICE OFFICERS BENEVOLENT FUND: "BEVERLY HILLS POLICE GALA"**

**7 P.M.**

The Beverly Hills Police Officers Benevolent Fund will hold the Beverly Hills Police Gala on Thursday, Sept. 26. This evening will take place at the exquisite Espelette at Waldorf Astoria Beverly Hills and include cocktails, hors d'oeuvres, a thrilling live glamorous auction, and a heartfelt awards presentation honoring BHPD heroes. Exclusive live auction items include once-in-a-lifetime BHPD experiences, featuring a VIP Chef Experience at Steak 48 with Chief Mark Stainbrook. This gala is one of the best-attended and most highly anticipated events in the city. Funds raised benefit Beverly Hills Police Officers and their families. For more information or to donate, please contact the Beverly Hills Police Officers Benevolent Fund at 310.550.4551. [bhpoa.org](http://bhpoa.org)

**SEPT. 28**

**LACO @ THE WALLIS**

**7:30 P.M.**

Los Angeles Chamber Orchestra's 2024/25 season launches with "ROMANTICS: SCHUBERT'S 'TROUT,'" the first of two intimate programs in the orchestra's Chamber Series curated by Concertmaster and Director of Chamber Music Margaret Batjer. Renowned pianist Juho Pohjonen, lauded for his "impeccable technique" (The Washington Post), joins LACO artists to perform two seminal keyboard works from the Romantic era, Schumann's Piano Quartet in E-flat major, and Schubert's Piano Quintet in A major, "Trout." The program opens with Schumann's "Three Romances," Op. 94, an enduring oeuvre dedicated to his wife Clara written just as he began to succumb to madness. Tickets range from \$47 to \$84. The Wallis, which is the new Westside home for the acclaimed orchestra, is located at 9390 N. Santa Monica Boulevard, Beverly Hills. [www.laco.org](http://www.laco.org)

**OCT. 10**

**KIPP SOCAL: PUBLIC SCHOOLS GALA CELEBRATING 20 YEARS OF EDUCATIONAL EXCELLENCE**

**5:30 P.M. - 9:30 P.M.**

KIPP SoCal will celebrate 20 years of educational excellence with an anniversary gala at the Skirball Cultural Center. The event honors Martha & Bruce Karsh and Tina Knowles for their dedication to educational equity and features a performance by Lawrence. Since the founding, KIPP SoCal has grown to 20 schools, serving 10,000 students and 8,000 alumni. The Skirball Cultural Center is located at 2701 N. Sepulveda Blvd., Los Angeles. Tickets and sponsorships, ranging from \$350 to \$150,000, are available. [kippsocal.org/gala](http://kippsocal.org/gala)

**OCT. 11 - 26**

**AMERICAN CONTEMPORARY BALLET: "INFERNO AND THE RITE, AND BURLESQUE"**

**8 P.M.**

American Contemporary Ballet opens its 13th season in L.A. with three provocative and eerie creations on alternating nights throughout October, offering Los Angeles a Halloween experience unlike any other in the city. Tour the underworld, witness a sacrifice and visit the strangest burlesque in the city. With semi-immersive staging, live music and perhaps one of the most inexplicable finales ever attached to a ballet, it's a chilling evening that's made ACB a surprising -- and thrilling -- L.A. Halloween destination. Tickets and schedule are available online. [acbdances.com](http://acbdances.com)



Photo by Jessica Kwen

Jonathan P. Sims, Cedric Joe, Ahkei Togun and Ulato Sam in "Kill Move Paradise" at Odyssey Theatre until Nov. 3





Photo by Julianna Lozada

Women Life Freedom Square in Westwood honors Mahsa Amini.

**SQUARE RENAMED, from page 1**

Square honors the life of Mahsa Amini, who was killed by Iran’s morality police almost two years ago, and whose death sparked protests and outcry for women’s rights globally. The event was co-produced by the Women’s Intercultural Network and the Women’s March Foundation, whose ambitious Feminist Street Initiative works to rename streets across the United States to publicly and permanently honor influential women and their contributions to history.

“We want to make sure women are visible,” said Emiliana Guereca, CEO of the Women’s March Foundation. “When democracies fail, they fail women first.”

The Women Life Freedom Square is adjacent to Persian Square in Westwood, home to the largest Iranian population outside of Iran. A variety of Persian businesses line the vicinity, from the popular Saffron & Rose Ice Cream to

Shater Abbass, a grocery store offering Iranian goods.

Many of the first Iranians who arrived in Westwood fled the Iranian Revolution in 1979, when the Imperial State of Iran was replaced by the Islamic Republic of Iran, which has governed the country since. The new regime introduced a mandatory dress code for women in line with their interpretation of Islamic standards, outlining regulations on modest dress and chaste behavior. Amini was arrested by Tehran’s morality police on grounds that she was wearing an “improper” hijab and later died in their custody.

Neda Pelar, a member of the Iranian Circle of Women for International Networking, said the Sept. 15 event stirred in her emotions similar to those she felt during the 1979 Revolution. Her organization aims to echo women’s voices from both inside Iran and in the diaspora.

Indeed, many attendees of the square’s unveiling were waving the Iranian flag pre-Islamic Republic and raising signs reading “Regime Change in Iran” and “No to the Islamic Republic,” a nod to the origins of the Iranian expatriate community in Los Angeles.

“The contributions of this [Iranian American] community are ever shaping not only this neighborhood, but the entire city of Los Angeles and beyond,” said Katy Yaroslavsky, Los Angeles City Councilwoman for the 5th District. “The creation of Women Life Freedom Square is a reflection of that history and pride, and it speaks to the values we all hold dear: freedom, justice, and the unwavering fight for human dignity.”

In 2023, Yaroslavsky brought a motion before the L.A. City Council to recognize the life and death of Mahsa Amini by renaming the intersection of Westwood and Rochester Women Life Freedom Square.

“It is incredibly significant that this new square is located right here in the heart of Tehrangeles, adjacent to Persian Square... Women Life Freedom Square represents not just the memory of Mahsa Amini, but it also represents the broader call for equality and justice for all women the globe over,” Yaroslavsky said.

Additionally, Iranian Jews make up a significant portion of the Iranian diaspora in Los Angeles, many of whom feel their way of life in Iran pre-1979 was quashed by the Islamic regime.

Vice Mayor Sharona Nazarian of Beverly Hills, who is Iranian and Jewish, has been a

staunch advocate in the Women, Life, Freedom movement. She has also been outspoken about her support for Israel’s right to defend itself, especially since Hamas’ attack on Israel on Oct. 7.

In a fiery speech, Nazarian spoke to the nearing one-year anniversary of the attack, comparing the treatment of women on Oct. 7 to the treatment of women in Iran by the morality police.

“On that horrid day, women were brutally assaulted, dehumanized, burned, and murdered. The same oppressive ideology that fuels the regime in Iran is responsible for the violence inflicted on women by Hamas. These horrors remind us that we must unite, we must stand for all women, including the victims of Oct. 7, and ensure that no woman is ever used as a weapon of war or silenced by fear,” Nazarian stated.

At the end of her speech, Nazarian recognized Yaroslavsky on behalf of the city of Beverly Hills for her leadership and vision, presenting her with the Certificate of Commendation.

Nazarian was joined by a lineup of community officials and organizations from across Los Angeles, including Nazanin Boniadi, an Iranian artist and activist, Elham Yaghoobian, Executive Vice President of the Iranian American Jewish Foundation, and the Women’s March Foundation, who cut a piece of their hair in solidarity with Mahsa Amini. ●



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## BHPD Searching for Burglary Suspects



BY AMANDA COSCARELLI

The Beverly Hills Police Department (BHPD) is searching for suspects involved in multiple burglaries in the flats during the evening of Sept. 18. An alert was sent out to Beverly Hills residents that police were searching for burglars in the area of 600 Oakhurst Drive, 700 Sierra Drive and 700 Rodeo Drive. BHPD Executive Officer Lt. Andrew Myers told the Courier that the department responded to three separate residential burglaries in the flats between 7:22

p.m. and 7:59 p.m. The residents' loss is currently unknown and BHPD continues to investigate. A helicopter search was conducted for the suspects and are still looking for information to help them identify the burglars.

In the early morning of Sept. 19, BHPD responded to multiple fires along the western border of Beverly Hills along Wilshire Boulevard. All of the fires occurred in the Los Angeles Police Department (LAPD) West L.A. Division's jurisdiction, but BHPD detained a possible suspect for arson until LAPD arrived. ●

## Arts and Culture Commission Spotlights Upcoming Events



An array of activities will take place at Greystone Mansion Sept. 21.

BY AMANDA COSCARELLI

As summer comes to an end and fall weather makes its way into Beverly Hills, the Arts and Culture Commission is ringing in the new season with several outdoor events. At a meeting on Sept. 10, the commission provided details on the annual Day of Wellness and upcoming Great Outdoors at Greystone. They also discussed the acquisition of Judy Chicago's Trinity at The Wallis, which was approved by City Council following the commission's meeting, and they teased a few events that will take place in the coming months.

The second annual Day of Wellness will take place on Sept. 22. The event was started in 2023 by the Recreation and Parks Commission, the Human Relations Commission and the Health and Safety Commission to bring people together in an outdoor space after the pandemic. As a result of months without any social gatherings, the event was intended to focus on mental health, but it also incorporates classes such as yoga and Pilates. This year, the event will include different types of yoga and different types of sound baths, as recommended by last year's participants. It will also include 52 informational booths—an increase from 40 booths at last year's event—and 21 indoor sessions. These sessions include a range of activities and lectures, from Zumba to cancer support groups.

"The idea is to just show folks that while this is available to you from the community, we also utilize a lot of our own leaders to lead other rec classes, so we try to tap into those teachers just to give them some exposure and to show the community that these are folks you have access to on a regular basis," said Human Services Outreach Manager Enisha Clark. "Just reach out and connect with our community services department, and we can make sure that you experience this kind of programming regularly."

According to Clark, last year's Day of Wellness had an unexpectedly large turnout, and participants who took a survey after attending the event gave it an average rating of 4.8 out of 5. She hopes attendees will be even happier with this year's added offerings. The event will take place at the Roxbury Park Community Center from 10 a.m. to 2 p.m. and is free to the public.

After the presentation, Commission Chair

Karla Gordy Bristol expressed her enthusiasm for the event after a memorable inaugural Day of Wellness in September 2023. "I did attend the inaugural, last year, it was wonderful, well attended, great vendors," she said. "I won't name it, but a great juice company was there giving out plentiful bottles of juice that everyone got addicted to, and I've been a regular customer ever since."

The day before the Day of Wellness, the Greystone Mansion and Gardens is hosting their annual event, The Great Outdoors at Greystone. At the Arts and Culture Commission meeting, Sarah Scrimshaw, the venue supervisor, presented this year's preview. "This event celebrates everything about having this wonderful park," she said. Throughout the property, guests can participate in gardening classes led by Master Gardener George Pessin, or stroll through cypress lane, which will be transformed into "poetry lane." This year's event will feature the same poems as last year, as Scrimshaw explained, to give even more exposure to the featured poets. The event is free to the public and will take place from 11 a.m. to 4 p.m.

After Scrimshaw's presentation, the commission discussed how proud they are that the event has continued to grow in popularity. "It sounds amazing," said Gordy Bristol. "Congratulations on everything you're doing at Greystone and the high turnout you consistently get up there. It's a beautiful property."

The Great Outdoors at Greystone started in 2021 and has continued to grow in popularity, welcoming more than 500 guests to the property in 2023. It marks the anniversary of the park, which was dedicated to the city in September 1971. As Scrimshaw remarked, September is also the month that the Doheny family moved into the mansion in 1928.

Later at the meeting, Recreation Services Manager Matthew Brown gave a report on other events that will take place throughout the rest of the month and into October. The annual Next Night Street Festival will take place on Sept. 28 from 4 p.m. to 9 p.m., Greystone in the Movies will take place on Oct. 10, featuring a showing of "Dead Ringer," and a tour of the filming locations throughout the mansion. And the Fall Art Show will return on the weekend of Oct. 19 and 20, spanning four blocks of Beverly Gardens Park and featuring 235 artists. ●

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# Beverly Hills Reads! Hosts Author Georgia Hunter



Photo by Julianna Lozada

Author Georgia Hunter (right) at the Beverly Hills Reads! event

BY JULIANNA LOZADA

Acclaimed author Georgia Hunter stopped by El Rodeo Elementary School on Sept. 15 to discuss her widely read and celebrated novel, “We Were the Lucky Ones,” organized by Beverly Hills Reads!

This is the second event organized by the

Beverly Hills Reads! program, a collaboration between the Beverly Hills Community Services Department, the public library and Human Relations Commission, the Beverly Hills Unified School District and the Beverly Hills Education Foundation.

“We Were the Lucky Ones” is Hunter’s See BEVERLY HILLS READS, page 13

# Orthodox Jewish Chamber of Commerce Honors Nazarian and Stainbrook



Vice Mayor Sharona Nazarian and BHPD Chief Mark Stainbrook were honored by the Orthodox Jewish Chamber of Commerce.

BY AMANDA COSCARELLI

The Orthodox Jewish Chamber of Commerce celebrated the launch of its new Western Region office with an exclusive event in Beverly Hills that honored Vice Mayor Sharona Nazarian and Beverly Hills Police Department Chief Mark Stainbrook. The event gathered business leaders, investment bankers, consul

generals and other community leaders who share the Chamber’s vision in advocating for Jewish businesses and creating economic growth through pro-business policies. The chamber recognized Nazarian and Stainbrook for their contributions to the Beverly Hills community and gave each of them a chance to speak about the importance of economic growth in Beverly Hills. ●



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## The Emmy Scene—Leading Up to Television’s Big Night



Photo by Araya Doheny/Getty Images for MPTF

Andrew Scott attends MPTF’s 18th Annual Evening Before the Emmys at Century Park.

BY CAROLE DIXON

Before Eugene and Dan Levy took the Peacock Theatre stage at L.A. Live to host the 76th Primetime Emmy Awards on Sept. 15, Hollywood started celebrating with parties, previews, gifting suites, and even a proper British tea.

For the second time this year, The Maybourne Beverly Hills hosted a BAFTA tea party. While the January fete earlier this year toasted film winners from across the pond and stateside, this affair on Sept. 14 was all about the television nods.

“We are thrilled to be back after four years to celebrate the amazing talent and to be the home to highlight the TV awards in London in May and the Emmys in L.A.,” Joyce Pierpoline, Chair of BAFTA North America, told the Courier.

On the hotel’s terrace, Owen Bang from “SNL” was spotted near the ivy-covered wall where participants were asked to “ring a bell for Champagne,” and a white-gloved hand appeared from the greenery holding a glass of bubbly for delighted guests. Nearby, Sheryl Lee Ralph chatted with Jodie Foster.

“One of the best days I ever had was in Beverly Hills,” Ralph told the Courier. “I was asked to perform for the holiday event [in 2023]. I thought it would be a small gathering, but when I came out on the stage, all of Rodeo Drive was packed from Wilshire to Santa Monica, and I thought, everyone in

L.A. should see what this looks like. It was such a special evening, but what really got me was the kids that showed up that night, and they were all in the front. I never knew Beverly Hills could be like this. It was so wonderful.”

Other guests, including Quinta Brunson, Hiroyuki Sanada, Jonathan Pryce, Tom Hollander, Ella Purnell, Cosmo Jarvis, Takehiro Hira and more were mingling while nibbling on cucumber and salmon tea sandwiches, mini lemon scones with clotted cream and cocoa nib rochers.

“Many people don’t know that BAFTA is a year-round 501(c)(3) nonprofit that is working to advance the creative industries,” said Courtney LaBarge Bell, Executive Director of BAFTA North America. “We prioritize investing in talent, giving them that support that they need, leveraging the BAFTA name, and most importantly, our members, who are committed to giving back. We’re cultivating our community to help push the next generation of artists forward.”

On the evening of Sept. 15, in Century City, Emmy nominees and presenters, along with some of the most powerful entertainment industry influencers, joined together for the Motion Picture & Television Fund’s (MPTF) 18th annual “Evening Before” benefit.

Co-Chaired by Greg Berlanti and Robbie Rogers, Jon and Anna Osceola Hamm, and Sheryl Lee Ralph, the event raised \$2.5



Photo courtesy of Getty Images for BAFTA

Courtney LaBarge Bell, Jodie Foster, Alex Hedison and Joyce Pierpoline



Photo by Kevin Mazur/Getty Images for MPTF

Padma Lakshmi and Bowen Yang attend MPTF’s Evening Before the Emmys at Century Park.

million.

“This incredible organization raises crucial funds and provides a host of other services for our industry family when they need it most,” said Hamm. “I’m excited to celebrate everyone’s great accomplishments while supporting a cause that helps many generations.”

Funds raised from the event will be used to support industry members and their families who benefit from MPTF’s charitable programs and services such as financial assistance, crisis counseling, caregiving support and residency on the Wasserman Campus in Woodland Hills, “home” to television and film veterans alike. During the recent work stoppages, MPTF received over 13,000 calls for aid and provided over \$8 million in charitable financial assistance.

The “Evening Before” fundraiser was designed as a relaxed town square atmosphere by Studio Komorebi with specialty food provided by Carmelized Productions by Jon Shook and Vinny Dotolo.

Among the celebrities who attended this year’s event were Alison Brie, Alan Cumming, Zoey Deschanel, Laura Dern,

Ayo Edebiri, Jesse Tyler Ferguson, Johnny Galecki, Allison Janney, Diane Lane and more.

The gifting suites were also back in Beverly Hills this year with GBK + MEND at the Beverly Wilshire with Viola Davis and Alan Cumming on the garden roof terrace with Incognito cannabis cocktails and a live performance by Grammy winner Elijah Blake. Debbie Durkin’s Eco Lux Lounge benefiting Marley’s Mutts Dog Rescue Ranch was held at a private estate on Carmelina Drive where we spotted Gilles Marini, Sofia Milos and Joseph Gatt sipping Uka Sake.

Following the ABC telecast, the Walt Disney Company after-party continued the celebration with Jimmy Kimmel and the cast of “The Bear” who toasted with Johnnie Walker Blue Label cocktails and burgers inspired by cast member and Emmy-winner Ebon Moss-Bachrach and culinary producer Courtney Storer’s recipes. And the San Vicente Bungalows once again hosted the HBO + Max bash where the cast of “Hacks” dined on lobster biscuits by Michelin-starred chef Tim Hollingsworth’s CHAIN. ●



**ROXBURY TREES, from page 1**

City Planner Masa Alkire recommended that the city deny the appeal, asserting that the Planning Commission's decision was backed up by evidence and in accordance with CEQA. During the Sept. 17 council meeting, public commenters came out in support of the Bakers' project, saying the appeal interfered with the city's planning process and infringed on residents' rights to develop their properties as allowed by city code.

After listening to public commenters and questioning representatives of the applicant and appellant, the council agreed to uphold the Planning Commission's approval.

"Being an attorney, I do believe that there is a right to an appeal, but not every case needs to be appealed," Mayor Lester Friedman said. "I just don't think this one needed an appeal, and I am really sorry for the delays that have occurred to the Bakers, and I hope the rest of the project goes smoothly for you."

Raskin, former chair of the Santa Monica Planning Commission, said that urban forests across the Los Angeles region have declined in recent years, and the loss of these mature trees would exacerbate that problem in Beverly Hills.

He said that it would take roughly 15 years before the replacement trees reach the same height and provide the same ecological benefits as the trees currently standing.

"What we've seen on a regionwide level throughout the L.A. area is that ... mature trees provide things that are truly irreplaceable and can't be met through replacement trees," Raskin said. "They provide habitat in a way that immature replacement trees can't provide. They provide shade cover; they provide soil retention."

Attorney Benjamin Hanelin, who represented the Bakers, said the trees the Bakers seek to replace—one London Plane and two Coastal Redwoods—have little ecological value in Beverly Hills. As nonnative species planted in the '90s, the trees have been competing for resources and impacting soil quality, he said.

"These trees are less than 30 years old. They're not old-growth trees. No general Shermans here," Hanelin said. "The arborist report explains that these trees are an overplanted monoculture."

He said that arborist Lisa Smith worked with landscaping design firm Christine London Ltd. to design a "landscape

enhancement plan" that features climate-adapted species, reduces water usage and improves the city's garden canopy.

According to Smith's report, the plan calls for a London Plane tree to be replaced by a Western Sycamore and two Coastal Redwoods to be replaced by Oak and Magnolia species.

According to Alkire, the property had 44 trees at the time of the Planning Commission application, and though nine have already been removed and three are slated for removal, the Bakers plan to plant 31 new trees, bringing the total to 61 by the end of the project.

He said that heritage trees are defined by the municipal code as any tree not listed on the city's list of native trees and with a circumference of greater than 48 inches.

Vice Mayor Sharona Nazarian applauded the Bakers for their ecologically minded design, and she said that with their strong ties to Beverly Hills and young children, they are exactly the kind of family the city should encourage to stay.

"It's not our job to tell people what to do on their property, and it's not uncommon to remove trees when you have a new development," she said.

Speaking before the council, Dr. Baker said she and her husband had worked closely with city staff and their building and design team to ensure the project was beneficial to the community and a home where she could raise her children.

"Our property is a private residential lot, an empty lot at this stage, it is no different than any other lot in Beverly Hills, and we respectfully ask that it, and we the owners, be treated just the same as any other," she said. "We are simply trying to build a home for our family ... a home that we hope will remain in our family for generations."

The property at 1001 North Roxbury Drive was the subject of earlier controversy when the Bakers purchased the 10,000-square-foot house that previously stood there in 2020 and applied for a certificate of ineligibility, certifying the home does not have historic value and paving the way for its demolition.

The fate of the beloved home, built in 1942 by Beverly Hills master architect Carleton Burgess, sparked heated debate in multiple City Council meetings. ●

**STUDY SESSION, from page 1**

organization of formal meetings and study sessions. These issues were brought up by Municipal Affairs Program Manager Cynthia Owens at the meeting on Sept. 17 during a presentation that outlined the history of the policy manual and asked the council for direction. A copy of the updated manual was provided in the meeting's agenda, but a section of the 2009 manual regarding study sessions was omitted. The original sentence read, "At the study session meetings, the council shall not take any formal or binding action upon any resolution, ordinance or other action required by law to be taken by the council. Such action occurs at the formal meeting."

This requirement was changed due to an ordinance that allows the City Council to take action during these meetings, but it sparked a lot of controversy among members of the community.

During public comment, the council received multiple emails from individuals who were concerned about legislation taking place during study sessions. "I'm appalled to find out that the city is proposing this change to allow legislation and other important decisions to also be made at afternoon study sessions," wrote Beverly Hills resident

Renee Strauss. "I'm totally opposed to this proposed change. It goes without saying that such a change will make such proposed matters and legislative changes less transparent. An evening meeting is more accessible for those residents that have jobs and work. Our opinions matter and must be taken into account when the city is proposing legislative changes."

This was cleared up during the council's discussion, however, when the council approved the revised study session policy in the manual. Vice Mayor Sharona Nazarian suggested that the remainder of the policy manual should be assigned to Ad Hoc, and should be split into two sections: policies that the council discussed in February, and those that the council did not have time to review. Mayor Friedman seconded her thoughts, and the councilmembers ultimately agreed that these policies will be discussed by the Election Ad Hoc and the City Council Policy Manual Ad Hoc at later meetings. ●

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## 'La Maison'

BY NEELY SWANSON

"La Maison" is nothing short of delicious and delectable, as exquisite as a Dior gown and as over the top as a Versace print. Backstabbing fun are the adventures of the LEDU house of couture.

Maison LEDU is the last independent couturier left in Paris, owned by the highly dysfunctional Ledu family and presided over by the imperious Vincent who will be damned if he lets go of the reins. His designs are as legendary as his temper. Equal shares are owned by siblings Vincent, Victor and Marie, with minor stakes given to Marie's husband for his influx of cash, and their son Robinson. The fly in this unctuous serum is youngest brother Victor who, having been denigrated and dismissed by Vincent, took his ball, or rather his scissors, and went over to the enemy, marrying the daughter of archrival Diane Rovel, the ruthless and all-powerful owner of the Rovel luxury group. Victor was the first arrow in her quiver of revenge against Vincent. She's aiming for nothing less than a take-over.

On the evening that Vincent is awarded a high honor by the government at an official reception, he learns that Victor has undercut him and stolen his most recent account for Rovel, leaving LEDU high, dry and out of pocket. In what he thinks is a private corner, he does a full-on John Galliano (former director of Dior and Givenchy who went on a drunken antisemitic rage and tumbled from Olympus to Hades) as he rants to his muse, Perle, against the Asian client and their assumed stereotypic proclivities (suffice it to say, it's not pretty). What he doesn't know is he's being filmed. Before you can say flash drive, the video goes viral and Vincent's career goes up in a cloud of diaphanous vapor.

A new face of the firm must be found and quickly. Into their laps drops the young Paloma Castel, the recently crowned queen of guerilla fashion and the next new thing.

But it is not just the potential fall of the House of LEDU that anchors the series, but also the machinations and manipulations of each character. Beyond charting Vincent's blind desire to retain control as the ship is rapidly taking on water, it is also Victor's desire for revenge against his brother for ills both real and imagined that shapes the narrative. Played like a yoyo by Diane, Victor is on quicksand of his own creation.

As luscious as a crunchy tower of meringue, "La Maison" is whipped into a froth by its two leads, French actors with



Photos courtesy of Apple TV+

Lambert Wilson

few peers. Lambert Wilson is Vincent, as gorgeous in older age as he was in youth with a stature and elegance that makes you sit up straighter. His character's negative qualities are never entirely offset, but you will be drawn into him even as you are being repelled. The iconic Carole Bouquet brings her elegance and hauteur in full force as Diane Rovel, the villain of the piece. Her brilliantly devious machinations that underscore every action are fundamental not only to her revenge against Vincent Ledu, but also against her daughter and duplicitous son-in-law. Quite frankly, as much as you'll hate to admit it, she's just smarter than everyone else.

The supporting cast is excellent, led by Zita Hanrot as Paloma, Pierre Deladonchamps and his permanently raised eyebrow and sneer as Victor, and the beautiful and enigmatic Amira Casar as Perle.

The wonderful 10 episodes never lag and are totally engaging. So feast on "La Maison." It's a multicourse gourmet meal full of caviar, foie gras and Champagne. Fasten

your seat belts, the ride may be bumpy for them, but it's pure pleasure for you.

In French with English subtitles.  
Now streaming on Apple TV+ ●



Amira Casar and Lambert Wilson



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.



# Metro D-Line Work Continues at Wilshire-Rodeo Station



Rendering of Metro D-Line Subway route

BY AMANDA COSCARELLI

As construction for multiple Metro D-Line subway stations continues, the Los Angeles County Metropolitan Transportation Authority (Metro) is maintaining transparency with the community through a series of project update meetings. On Sept. 18, Metro held an in-person meeting at the City Hall Municipal Gallery, where representatives

outlined the current construction. The project is expected to be complete in 2026 and will provide transportation from Downtown L.A. to the Westside for both daily commuters and travelers from around the world as they come to Los Angeles for the 2028 Olympics. At the meeting, Eric Davidian, a community relations representative, provided an update on the Wilshire-Rodeo station, which

See METRO D-LINE, page 11

# Sen. Allen Visits Beverly Hills



Beverly Hills Mayor Lester Friedman welcomed Senator Ben Allen and members of his staff to Beverly Hills on Sept. 18. They toured the Water Treatment Plant, Burton Way Median Project, seismic retrofit of City Hall's tower and the Beverly Hills Police Department's Real Time Watch Center.

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# NOTICE OF PUBLIC HEARING AND SUMMARY OF ORDINANCE

**DATE:** Thursday, October 10, 2024  
**TIME:** 7:00 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** **Meeting will be held in person at:**  
Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

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

**PROJECT ADDRESS:** Citywide

The City Council of the City of Beverly Hills, at a REGULAR meeting on **October 10, 2024**, will hold a public hearing beginning at **7:00 PM**, or as soon thereafter as the matter may be heard to consider:

**AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE TO REVISE OCCUPANCY PRIORITY STANDARDS FOR ELIGIBLE AFFORDABLE HOUSING UNITS AND ADD A DEFINITION OF DISPLACEMENT; AND REVISIONS TO THE CITY OF BEVERLY HILLS AFFORDABLE HOUSING GUIDELINES FOR DEED RESTRICTED RENTAL UNITS, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

This is a summary of the above entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933. The proposed Ordinance would amend the Beverly Hills Municipal Code (BHMC) §10-3-1528 (Occupancy Priority) of Article 15.2 Residential Density Bonus in Title 10, Chapter 3 (Zoning) and BHMC §10-3-4802 (Applicability) Article 48. Inclusionary Housing Requirements for Residential Development in Title 10 Chapter 3 (Zoning) to:

- 1) Revise the current occupancy priority standards for households eligible for deed restricted affordable housing units that have been produced pursuant to the City's inclusionary housing ordinance, state Density Bonus law, and state Housing Crisis Act of 2019 (SB 8).
- 2) Add a definition of displacement to the BHMC for the purposes of defining individuals and households eligible for potential future placement in affordable housing units pursuant to the occupancy priority standards.

Revisions to the affordable housing guidelines for deed restricted rental units are also proposed to guide City staff, City's housing consultant, developers, tenants, and the general public regarding the monitoring and management of deed-restricted affordable housing rental units.

Pursuant to the requirements of Government Code Section 36933, a certified copy of the entirety of the text of the draft ordinance will be available for review during normal business hours at the Office of the City Clerk Office located at City Hall, 455 N. Rexford Drive, Second Floor, Beverly Hills, CA 90210 at least five days before the City Council will consider adoption of the Ordinance.

### ENVIRONMENTAL REVIEW

The draft ordinance and affordable housing guidelines for deed restricted rental units were assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15061(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does not extend to projects with no significant environmental effect. As a result, staff recommends the City Council find that the draft ordinance and the affordable housing guidelines are exempt under these provisions from further review under CEQA.

On September 12, 2024, the Planning Commission held a public hearing on the proposed Ordinance, at which time all persons interested in the proposed Ordinance had an opportunity to and did address the Planning Commission on this matter. Following the receipt of public testimony, the Planning Commission recommend approval of the proposed Ordinance to the City Council by adopting Planning Commission Resolution No. 2068, and finding the Ordinance exempt from the CEQA.

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

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

#### Public Comment Participation:

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

#### How to Submit Public Comment (Email/Video):

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

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

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

#### In Person Participation:

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

If there are any questions regarding this notice, please contact **Christine Delostrinos, Associate Planner** in the Planning Division at **(310) 285-1125**, or by email at [cdelostrinos@beverlyhills.org](mailto:cdelostrinos@beverlyhills.org). Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please also reach out to add your email to the interested parties list, so that important updates and notifications may be sent to you.

HUMA AHMED  
City Clerk



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

[www.beverlyhills.org](http://www.beverlyhills.org)



# Planning Commission Revises Occupancy Priority Standards for Affordable Housing

BY AMANDA COSCARELLI

The Planning Commission held a meeting on Sept. 12 to review requests for permits on two separate properties and to amend the municipal code to revise the occupancy priority standards for affordable housing. After review and discussion, the commission approved permits for the construction of an accessory dwelling unit (ADU) at 1020 Ridgedale Drive and for landscaping at 938 Alpine Drive. Following recommendations at the study session on July 11 to revise the priority standards for residents who are applying to affordable housing, the commission added a definition of displacement to the municipal code. This was recommended to better target families who need immediate housing and was inspired by the municipal codes of surrounding cities Santa Monica, West Hollywood and Pasadena.

In continuation of the last meeting, the commission reviewed a presentation on the ADU at 1020 Ridgedale Drive. Crest Real Estate, who is representing the property, and the Kugel Trust, who owns the property, applied for multiple Hillside R-1 permits. These permits request approval for an ADU to exceed 14 feet in height, for a proposed height of 17 feet. They also requested approval of a series of walls that are more than 12 feet high, reaching a maximum of 27 feet, 11 inches although each of the two walls independently is less than 7 feet in height.

They requested approval of a deck more than 3 feet above the finished grade—about 10 feet, 6 inches— and more than 1,000 square feet of floor area off of the existing level pad—a maximum of 2,034 square feet. The property sits on a slope, and currently only about half of the land is being utilized. The owner's plan is to build on the back of the property, along Bridle Lane, to make better use of their space. "Activating the Bridle Lane side has been the intention of this project," said Jason Somers, president and founder of Crest Real Estate.

Staff also read three written comments by the property's neighbors who are in support of the project. Prior to the meeting on Sept. 12, Commission Chair Terri Kaplan and Vice Chair Jeff Wolfe visited the construction site to get a better idea of what was being requested, and both stated that they were

open-minded before giving input on the presentation. Ultimately, the commission unanimously approved all the permits.

In new business, the commission reviewed a permit for landscaping construction at 938 Alpine Drive. Russell Linch, RAL Design and Management, requested multiple Hillside R-1 permits to allow a wall of no more than 6 feet to encroach into a front or side street yard, a fence located in the side and rear setbacks to exceed 12 feet in height, a series of walls to deviate from the 10-foot minimum landscape between walls and the import and export of earth material to exceed 3,000 cubic yards within a five-year period. He also requested a tree removal permit to remove five heritage trees in the front yard of the property. Although the commission briefly reviewed the request, they motioned to continue the item to the October meeting.

Later at the meeting, Associate Planner Christine Delostrinos gave a presentation on the municipal code provisions regarding occupancy priority standards and the definition of displacement. Her presentation recommended a definition of displacement as those who "have been permanently vacated or at risk of permanently vacating as a result of a. demolition due to new housing project; b. voluntary vacation; c. involuntary vacation due to natural disaster or substandard/uninhabitable living conditions."

Following Delostrinos' presentation, Nanci Saper, a Beverly Hills resident, spoke in favor of the definition of displacement, but urged the commission to prioritize those who have involuntarily vacated over those who have been displaced due to housing projects. "I ask that individuals who suffered apartment conditions that caused displacement be placed above those that didn't," she said.

After careful consideration and a discussion about the priority standards, commissioners unanimously approved the ordinance to amend the municipal code with the exception that city employees be given top priority for affordable housing. The draft ordinance and the affordable housing guidelines for rental units will be presented at the next City Council meeting for adoption. ●

# Council Opposes Board of Supervisors Expansion

BY JOEY WALDINGER

The Beverly Hills City Council on Sept. 17 voted 4-1 to oppose measure G, an upcoming ballot measure in the November general election to expand the Los Angeles County Board of Supervisors. If approved by voters, the measure would increase the number of County Supervisors by five to a total of nine, establish an independent County Ethics Commission and create an office of an elected County Executive and new positions including the Director of Budget and Management and County Legislative Analyst.

The measure was co-authored by Board Chair Lindsey Horvath, 3rd District, and Supervisor Janice Hahn, 4th District, and approved by a 3-2 vote on July 30 with Supervisors Kathryn Barger, 5th District, and Holly Mitchell, 2nd District, dissenting, according to a staff report.

While the council agreed that the board should be changed, they disagreed with the details of the proposed ballot measure.

"I too would agree that expanding the five-member board from five to nine is probably a good idea ... [but] I don't believe creating bureaucracies automatically

increase effectiveness, accountability and transparency, quite the opposite," Councilmember Craig Corman said. "I don't know if we really need an executive. It strikes me as sort of just another other office for someone to run for."

Mayor Lester Friedman said the measure doesn't make clear what the County Executive would do, and he worried that the measure would create unnecessary expenses that would be passed on to taxpayers.

Councilmember John Mirisch, the only councilmember who voted to support the measure, said that while many people see the ballot measure as increasing the number of county politicians, he sees it as improving representation for county residents.

"Each supervisor represents 2 million people. There are states that don't have 2 million people ... Each supervisor represents twice as many people as our congressman (Rep. Ted Lieu)," Mirisch said. "So I think it is desperately important for us to expand that representation." ●

## METRO D-LINE, from page 9

falls under section 2 of the D-Line Subway Extension Project along with a station in Century City. This station will be underground from Canon Drive to Beverly Drive along Wilshire Boulevard, with an entrance portal on Reeves Drive. Construction is still ongoing at the Wilshire-Rodeo station and will continue through 2026, but as of September 2024, the station's roof, acoustical ceiling and paint are nearing completion. The construction is still causing a full closure of Canon Drive, about 150 feet south of Wilshire Boulevard for a deck removal and street restoration project. This is a 24/7 street closure while construction takes place between 8 a.m. and 6 p.m. daily, and 8 p.m. to 7 a.m. nightly, and should run through November.

"To ensure transparency with all the businesses in the areas that are impacted with this work activity, we will be sure to have coordination with them to allow them the grace of knowing that we are letting them know beforehand of the work activity that will be taking place in their areas," said Davidian. While this street is closed, businesses that have been directly affected by construction and were forced to close for the remainder of the project are eligible to receive grants through Metro's Business Interruption Fund (BIF), as long as the closures are not related to COVID-19.

At the meeting, Mindy Lake, principal community relations officer, gave a presentation on the program. The BIF was created almost ten years ago and was intended to provide support to mom-and-pop businesses with 25 or fewer employees. It's now a permanent program that has awarded nearly \$43 million in grants. In Beverly Hills, \$8,020,200 has already been awarded to eligible businesses. For section

1 of the D-Line extension project, Metro has awarded \$10,585,142 between parts of Los Angeles and Beverly Hills, and for section 2 of the project, Metro has already awarded \$5,482,133 between Beverly Hills and Century City.

Additionally, Metro's Eat, Shop, Play initiative promotes businesses that are in construction zones through advertising and information. This program has been in place since 2014. At the meeting, Lake featured Boss Sushi at 270 La Cienega Blvd. and Fatamorgana Gelato at 162 Beverly Drive. She also urged those who have not yet been awarded grants and would like to learn more about Metro's programs for businesses affected by construction to contact the BIF department at metro.net/bif.

In his presentation, Davidian also explained that there are a number of abandoned wells in the city that require backfills before Metro can complete construction. These are old dewatering wells that are no longer in use and have therefore been deemed abandoned. Construction teams are currently removing dewatering infrastructure and filling the abandoned wells along all of the cross passages, which are smaller tunnels that connect the main subway tunnels. This process takes between 2-3 weeks at each cross passage, because once the wells are filled, the street needs to be restored. Throughout the next month, construction teams will be filling the majority of the wells between cross passages 40 and 29.

As Metro continues to move through this process, they will provide project updates at a virtual meeting on Oct. 9, at 12 p.m. ●

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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Sweat and emotional balance will go hand in hand. Exercise will invigorate your mind, calm your nerves and rejuvenate your mood. You'll suddenly realize how to solve a problem, and you'll communicate the solution well, too.

**TAURUS** (April 20-May 20). Sometimes smart people fall into stupid crowds and move right along with them because mobs tend to fall to the lowest denominator. Don't go where everyone else is going today. You'll avoid a group mentality that is beneath you.

**GEMINI** (May 21-June 21). Being open to other perspectives is one thing, but you're also brave enough to go to a level of immersion that allows you to understand, if even for a moment, what it's really like in another person's shoes. The reward will be profound indeed.

**CANCER** (June 22-July 22). Today's challenge is like the experience of learning to drive. There's a lot to focus on, and mistakes will happen, but with

each mile, confidence grows. Keep your eyes on the road and every turn will teach you what you need to know.

**LEO** (July 23-Aug. 22). Change might just as aptly be called "exchange" because there's no getting around its cause-and-effect nature. You'll be keenly aware of the cost of things as you are in the process of growing one part of life while another shrinks.

**VIRGO** (Aug. 23-Sept. 22). Boredom is not a sign of a weak mind. Some of mightiest minds get bored quickly, because they need constant challenge to keep up with the pace of their own thinking. A fabulous idea will emerge from your boredom.

**LIBRA** (Sept. 23-Oct. 23). Your social web is a mix of strength and fragility that you can build or shake apart according to the needs of all. Decisions you make today will shape the strength of your relationships tomorrow.

**SCORPIO** (Oct. 24-Nov. 21). Someone else has already danced in the path and now all you have to do is put your foot in the prints. Follow the leader. When it's time to break off and innovate, you'll know.

**SAGITTARIUS** (Nov. 22-Dec. 21). You don't have to tout your values because your behavior speaks what

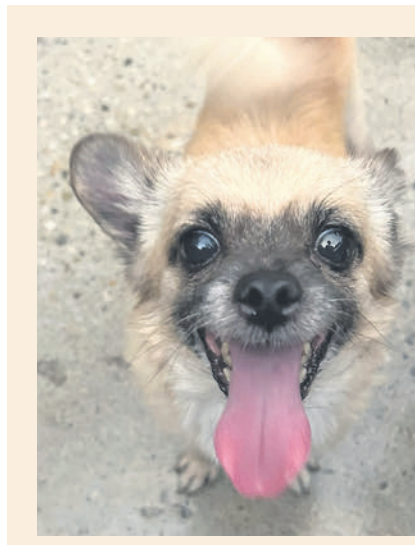
they are. When you are surprised by your own behavior, it's because you value certain things differently than you thought you did, which is useful information going forward.

**CAPRICORN** (Dec. 22-Jan. 19). Tight situations are hard to control. What can you do to loosen things up? Whether it's your own muscles, the atmosphere, the rules or other, taking the pressure off will put you in a better position to steer.

**AQUARIUS** (Jan. 20-Feb. 18). A brief

moment of reflection will unlock a realization. To move quickly to the next productive cycle, say what you need to say now, in the heat of a moment. Otherwise, it will be like missing a bus and you'll have to wait for the next one.

**PISCES** (Feb. 19-March 20). You bring openness and courage, and the world makes itself known to you. Learning about others teaches you about yourself, and everything you learn about yourself teaches you about others.



This is Owen. He is a 6-year-old, 5-pound long haired chihuahua in need of a new home. To inquire about Owen, please contact Kim Sill at Shelter of Hope at 310-770-3571.

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



**BEVERLY HILLS READS, from page 5**  
 heartfelt account of her family’s experiences during the Holocaust, which Hulu brought to the screen and released as a limited series earlier this year.

What started as a school project to learn more about her grandfather’s experience during World War II evolved into a decade-long research project into her extended family’s history. Hunter sat down with her mother’s cousins and reached out to archives, museums and ministries. The title is an ode to her family of Polish Jewish heritage that improbably and miraculously survived the Holocaust.

In front of a packed auditorium filled with students, their families, and members of the community, Hunter shared primary sources that served as research for her book, including photographs, a letter from her great uncle sourced from the Hoover Institute, and her school project from when she interviewed her grandfather. Attendees received a first-hand look into the materials that were featured in the novel and series.

Hunter discussed the making of the Hulu series, such as the decision to hire an all-Jewish cast, including BHUSD alum Logan Lerman, making the filming just as touching for the cast members as it was for Hunter to see her book come to life.

“The goal was always authenticity,” affirmed Hunter.

Beverly Hills High School retired

educator Julie Goler sat down with Hunter to discuss the making of the book and to spotlight questions raised by students before the event. Members from the crowd were also able to ask Hunter their questions, from curiosities about certain characters to the decision to write the book as a novel rather than as a memoir.

“I wanted to write the book in a way that my kids and their kids could pick it up and relate to it,” replied Hunter. “When you look back at this time, you see it in black and white, you see it in sepia tones, but I wanted readers to see it in color.”

One question Hunter was asked was, “Why do you think your family survived?” Hunter answered, “They were a complete statistical anomaly when you look at the number of family members who survived, but they were also very resourceful and constantly moving. And so, they always seem to have a plan. I think a lot of times where the luck came in was that the plan worked out.”

Goler noted how deeply personal this novel and its subjects are to some residents of Beverly Hills, including many of those who could relate to the experiences faced by her family members mentioned by Hunter.

“We have so many students in this room and in the district who come from refugee or revolution or war backgrounds, more than is probably talked about in the classroom. But I want to encourage the kids who are here today, if you still have your grandparents

and your parents: please have those conversations. Get their stories.” said Goler.

Citing the recent uptick in antisemitic incidents in the United States, Hunter was asked if she had experienced any antisemitism after releasing her novel, to which she replied she fortunately had not. However, Hunter stated that she could “never have imagined” when she started research for this novel in 2008 that “the world would feel and be as it is today”.

“I think we’re experiencing again what can happen when people stop seeing each other as humans, and it’s terrifying and it’s scary, and I’d like to think that the book and now the series, perhaps bring a bit of humanity back to this story that can feel distant, that can feel unrelatable,” said Hunter.

Many members of the crowd were touched by Hunter’s novel and the words she shared, obligating them to share with her their personal feelings toward her work. Some became emotional, sharing in each other’s embrace after the talk concluded.

Copies of the book were available for purchase, and attendees had the chance to get their book signed and share meaningful exchanges with Hunter.


“At its core, the family survived. It’s a story of courage and perseverance and hope and love. And so, my hope is that people ask what people are taking away from it, because we could all use a good little bit of that right now,” said Hunter. ●

Questions? Comments? Concerns?  
 The Courier wants to hear from you!  
 Email: [editorial@bhcourier.com](mailto:editorial@bhcourier.com)

# TOO TOXIC TO TRASH



**FREE Household Hazardous and Electronic Waste Drive-Thru Collection Event**  
**Saturday, September 28<sup>TH</sup> • 9AM – 3PM**  
**Beverly Hills City Streets**  
 West 3rd St. between Foothill Road & Civic Center Drive  
 Beverly Hills, CA 90210  
[www.beverlyhills.org](http://www.beverlyhills.org) • 310-285-1000 • [askBH@beverlyhills.org](mailto:askBH@beverlyhills.org)



**CHEMICALS**

- Carefully secure items in your trunk/pick-up bed. Hazardous waste must be in your trunk/pick-up bed with no other items.
- Waste should be in a sturdy box, preferably in their original containers. Be prepared to leave containers.

**PAINTS & SOLVENTS**

- No explosives, ammunition, radioactive materials controlled substances, trash, tires, or large appliances (like refrigerators, stoves and washing machines).

**E-WASTE**

- Sharps disposal will require exiting your vehicle in a designated location to deposit them in a bin.

**SHARPS**

- Open to Los Angeles County residents. No business waste accepted.
- Limit of 15 gallons or 125 pounds of hazardous waste per trip.








Brought to you by Los Angeles County and presented by L.A. County Public Works and the Los Angeles County Sanitation Districts, in cooperation with the cities of Beverly Hills, Culver City, Los Angeles, and West Hollywood.



Station roof construction

**D LINE SUBWAY EXTENSION PROJECT**  
 Section 2 – Beverly Hills

**We’re building better transit from DTLA to the Westside.**

**September Updates**

The contractor is completing construction of the station appendage located on S Canon Dr.

S Canon Dr at Wilshire Bl will be fully closed to support this work.



213.922.6934  
[purplelineext@metro.net](mailto:purplelineext@metro.net)  
[metro.net/dline](http://metro.net/dline)

25-0027PS ©2024 LACMTA

D LINE EXT COBH 2







# Public Notices



County of Los Angeles  
Department of the  
Treasurer and Tax  
Collector

## Notice of Divided Publication

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

## Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2024B)

Whereas, on Tuesday, July 9, 2024, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online public auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, October 18, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, the TTC will offer for sale and sell said properties on Saturday, October 19, 2024, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 22, 2024, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at <https://www.govease.com/los-angeles>.

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, December 6, 2024, at 5:00 p.m. Pacific Time.

The TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 6, 2024, at 5:00 p.m. Pacific Time, for sale at online public auction at <https://www.govease.com/los-angeles> beginning Saturday, December 7, 2024, at 3:00 p.m. Pacific Time, through Tuesday, December 10, 2024, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector at [tcc.lacounty.gov](http://tcc.lacounty.gov). Bidders are required to pre-register at <https://www.govease.com/los-angeles> and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, September 20, 2024, at 8:00 a.m. Pacific Time and end on Tuesday, October 15, 2024, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the properties, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to State law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at [tcc.lacounty.gov](http://tcc.lacounty.gov) or email us at [auction@tcc.lacounty.gov](mailto:auction@tcc.lacounty.gov).

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at [assessor.lacounty.gov](http://assessor.lacounty.gov).

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 26, 2024.

*Elizabeth Buenrostro Ginsberg*

ELIZABETH BUENROSTRO GINSBERG  
Treasurer and Tax Collector  
County of Los Angeles  
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

## PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE NO. 2024B)

2018 AIN 4333-011-025 JEWISH EDUCATIONAL MOVEMENT LOCATION COUNTY OF LOS ANGELES \$2,123,880.00  
2019 AIN 4334-022-142 NATAF,NICOLLE M C/O C/O AUDREY ZARKA LOCATION COUNTY OF LOS ANGELES \$140,935.00  
2029 AIN 4371-017-021 PALISADES LAND INSTITUTE LOCATION COUNTY OF LOS ANGELES \$4,895.00  
2049 AIN 4380-018-025 CHARAFED-DINE,ALI H LOCATION COUNTY OF LOS ANGELES \$48,779.00  
2190 AIN 5066-022-029 DAVIS,GERALD L LOCATION COUNTY OF LOS ANGELES \$21,648.00  
3254 AIN 2274-018-009 EZZATI,BAHMAN CO TR EZZATI ADJIGOL FAMILY TRUST LOCATION COUNTY OF LOS ANGELES \$6,436.00  
3255 AIN 2274-019-029 3739 CAMINO DE LA CUMBRE LLC LOCATION COUNTY OF LOS ANGELES \$11,397.00  
3256 AIN 2274-021-028 BEVERLY GLEN DEVELOPMENT LLC C/O C/O MICHAEL P RUBIN LOCATION COUNTY OF LOS ANGELES \$180,568.00  
3561 AIN 4350-001-018 BEVERLY HILLS REAL ESTATE HOLDING LLC LOCATION COUNTY OF LOS ANGELES \$1,318,175.00  
3562 AIN 4371-033-001 SISI MISSY INC C/O C/O DEREK AGHCHAY LOCATION COUNTY OF LOS ANGELES \$5,660.00  
3563 AIN 4371-036-003 STEVENS,CURTIS LAND DOLORES E LOCATION COUNTY OF LOS ANGELES \$2,332.00  
3564 AIN 4371-040-010 STEVENS,CURTIS LAND DOLORES E LOCATION COUNTY OF LOS ANGELES \$2,840.00  
3565 AIN 4371-040-016 WILNER,AARON M TR LOUIS WILNER DECD TRUST LOCATION COUNTY OF LOS ANGELES \$2,700.00  
3566 AIN 4371-040-017 WILNER,AARON M TR LOUIS WILNER DECD TRUST LOCATION COUNTY OF LOS ANGELES \$4,541.00  
3570 AIN 4380-015-040 MONTENEGRO,DANIEL LOCATION COUNTY OF LOS ANGELES \$2,126.00  
CN110405 512 Sep 20,27, Oct 4, 2024

2024172199 The following is/are doing business as: TESORO BEVERLY HILLS 416 N. Canon Dr. Beverly Hills, CA 90210; TWEAKAMERICA, INC 285 S. Spalding Dr. Unit 2 Beverly Hills, CA 90212; The business is conducted by: A CORPORATION AI #ON 4015823 registrant(s) has begun to transact business under the name(s) listed on SEPTEMBER 2019: TWEAKAMERICA, INC. Tara Riceberg, President; Statement is filed with the County of Los Angeles; August 15, 2024; Published: September 20, 17, October 4, 11, 2024 LACC N/C: REPRINT

2024178619 The following is/are doing business as: UNSUBSCRIBE HAIR & BODY 8549 Wilshire Blvd #1226 Beverly Hills, CA 90210; JOBII, LLC 8549 Wilshire Blvd 1226 Beverly Hills, CA 90211; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON 201831910260 registrant(s) has begun to transact business under the name(s) listed on AUGUST 2024: JOBII, LLC, Joanne Gruber, Managing Member; Statement is filed with the County of Los Angeles; August 9, 2024; Published: August 30, September 6, 13, 20, 2024 LACC N/C

2024178649 The following is/are doing business as: THE LAW OFFICE OF SILVERMAN AND GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; RONALD I. GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on AUGUST 2021: RONALD I. GOLDSZER, Owner; Statement is filed with the County of Los Angeles; August 26, 2024; Published: August 30, September 6, 13, 20, 2024 LACC N/C

2024180843 The following is/are doing business as: 1) BEST AND BEYOND 2) MY BEST AND BEYOND 137 South Robertson Boulevard unit 117 Beverly Hills, CA 90211; RONALD I. GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: TAMARA GABRIEL, Owner; Statement is filed with the County of Los Angeles; August 28, 2024; Published: September 6, 13, 20, 27, 2024 LACC N/C

2024182935 The following is/are doing business as: NIPPON DENTAL CERAMICS 416 N. Bedford Dr. B-1 Beverly Hills, CA 90210; WANS PROJECT S&T 11500 W. Olympic Blvd Ste 455 Los Angeles, CA 90064; The business is conducted by: A CORPORATION registrant(s) has begun to transact business under the name(s) listed on AUGUST 2024: WANS PROJECT S&T, TATSUO TIM IDE, CEO; Statement is filed with the County of Los Angeles; August 30, 2024; Published: September 6, 13, 20, 27, 2024 LACC N/C

2024186433 The following is/are doing business as: CENTURY TOWERS RESIDENCES 2220 Avenue Of The Stars #120; CENTURY TOWERS ASSOCIATION 2220 Avenue Of The Stars, #120; The business is conducted by: A CORPORATION registrant(s) has NOT begun to transact business under the name(s) listed: CENTURY TOWERS ASSOCIATION, Charles Powell, President; Statement is filed with the County of Los Angeles; September 5, 2024; Published: September 13, 20, 27, October 4, 2024 LACC N/C

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## NOTICE TO BIDDERS for the STREET AND ALLEY IMPROVEMENTS FY24/25 within the City of BEVERLY HILLS, CALIFORNIA

**BIDS - Proposals for the STREET AND ALLEY IMPROVEMENTS FY24/25** project within the City of Beverly Hills, California, shall be received up to the hour of 2:00 p.m., on **Thursday October 03, 2024** via Planetbids. Bid results will be posted on PlanetBids soon after downloading the bids. Award of the contract will be made during a subsequent meeting of the City Council.

**SCOPE OF THE WORK** - In general, the project consists of the street and alley repaving along with concrete flatwork removal and replacement.

Copies of the Specifications and Proposal Form may be inspected and downloaded from the City's Planetbids portal. (<https://vendors.planetbids.com/portal/39493/portal-home>)

**CITY CONTACT** - Any questions or requests for information can be directed to the project manager, **Manu Dhaliwal, P.E.**, at [mdhaliwal@beverlyhills.org](mailto:mdhaliwal@beverlyhills.org) or by calling **310-285-2513**.

**PUBLIC WORKS CONTRACTOR REGISTRATION NUMBER** - The Contractor is required to register with State of California Department of Industrial Relations (DIR) and meet requirements to bid on public works contracts.

**CONTRACTORS LICENSE** - In compliance with Public Contract Code Section 3300, the City has determined that the Bidder must possess the following license(s): "A"

**THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.**

FICTITIOUS BUSINESS NAME STATEMENT 2024178619 The following is/are doing business as: UNSUBSCRIBE HAIR & BODY 8549 Wilshire Blvd #1226 Beverly Hills, CA 90210; JOBII, LLC 8549 Wilshire Blvd 1226 Beverly Hills, CA 90211; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON 201831910260 registrant(s) has begun to transact business under the name(s) listed on AUGUST 2024: JOBII, LLC, Joanne Gruber, Managing Member; Statement is filed with the County of Los Angeles; August 9, 2024; Published: August 30, September 6, 13, 20, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024178649 The following is/are doing business as: THE LAW OFFICE OF SILVERMAN AND GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; RONALD I. GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on AUGUST 2021: RONALD I. GOLDSZER, Owner; Statement is filed with the County of Los Angeles; August 26, 2024; Published: August 30, September 6, 13, 20, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024180843 The following is/are doing business as: 1) BEST AND BEYOND 2) MY BEST AND BEYOND 137 South Robertson Boulevard unit 117 Beverly Hills, CA 90211; RONALD I. GOLDSZER 215 S. La Cienega Blvd Penthouse Suite 300A Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: TAMARA GABRIEL, Owner; Statement is filed with the County of Los Angeles; August 28, 2024; Published: September 6, 13, 20, 27, 2024 LACC N/C

## TS No.: B.255-002 APN: 4333-003-021 Title Order No.: 2180000CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/14/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Joseph Youshaei and Jila Youshaei, husband and wife as Community Property with Right of Survivorship Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 12/22/2015 as Instrument No. 20151606548 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 10/15/2024 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$2,356,012.80 Street Address or other common designation of real property: 268 S. ALMONT DR BEVERLY HILLS, California 90211 A.P.N.: 4333-003-021 The undersigned Trustee disclaims any liability for any incor-

rectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case B.255-002. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to

Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case B.255-002 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 9/10/2024 PROBER AND RAPHAEL, ALC 28001 Smyth Drive, Unit 101 Valencia, California 91355 Sale Line: (916) 939-0772 Phone Number: 818-227-0100 Alexia Geokchyan, Trustee Sale Officer NPP0465295 To: BEVERLY HILLS COURIER 09/20/2024, 09/27/2024, 10/04/2024

FICTITIOUS BUSINESS NAME STATEMENT 2024182935 The following is/are doing business as: NIPPON DENTAL CERAMICS 416 N. Bedford Dr. B-1 Beverly Hills, CA 90210; WANS PROJECT S&T 11500 W. Olympic Blvd Ste 455 Los Angeles, CA 90064; The business is conducted by: A CORPORATION registrant(s) has begun to transact business under the name(s) listed on AUGUST 2024: WANS PROJECT S&T, TATSUO TIM IDE, CEO; Statement is filed with the County of Los Angeles; August 30, 2024; Published: September 6, 13, 20, 27, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT 2024186433 The following is/are doing business as: CENTURY TOWERS RESIDENCES 2220 Avenue Of The Stars #120; CENTURY TOWERS ASSOCIATION 2220 Avenue Of The Stars, #120; The business is conducted by: A CORPORATION registrant(s) has NOT begun to transact business under the name(s) listed: CENTURY TOWERS ASSOCIATION, Charles Powell, President; Statement is filed with the County of Los Angeles; September 5, 2024; Published: September 13, 20, 27, October 4, 2024 LACC N/C



# Public Notices

## ORDINANCE NO. 24-O-2900

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING SECTIONS OF ARTICLE 2 (PARADES AND ASSEMBLIES) OF CHAPTER 3 (OTHER ACTIVITIES REQUIRING REGULATORY PERMITS) OF TITLE 4 (REGULATION OF CERTAIN TYPES OF BUSINESSES AND ACTIVITIES) OF THE BEVERLY HILLS MUNICIPAL CODE AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Beverly Hills recognizes the importance of public gatherings that allow the community to collectively express its concerns about public issues, and supports the rights of all people to peacefully exercise their First Amendment rights to free speech and assembly; and

WHEREAS, as set forth in section 4-3-200 et seq. the Beverly Hills Municipal Code attempts to balance protection of the First Amendment right to demonstrate with the physical and fiscal impacts of these demonstrations on the City, the Police Department, and the City's residents and businesses; and

WHEREAS, the City now seeks to revise its parade and assembly regulations to provide minor updates and clarifications in the City regulations; and

WHEREAS, the City desires to adopt regulations that will promote the free exercise of First Amendment rights through parades and assemblies, and simultaneously serve the significant interests of protecting the public health and safety of our community; and

WHEREAS, the City particularly desires to protect its residents' rights to enjoy free and unfettered access to the City's public parks and the features thereof, and to protect the health and safety of demonstrators, drivers, and pedestrians.

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

**Section 1.** The City Council hereby finds that all of the facts set forth in the Recitals above are true and correct.

**Section 2.** Section 4-3-200, entitled "Parades or Assemblies of Less Than Five Hundred People," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to read as follows:

**4-3-200: PARADES OR ASSEMBLIES OF LESS THAN FIVE HUNDRED PEOPLE:**

A. Notwithstanding any other provision of this Article, parades and assemblies of fewer than five hundred (500) people will be allowed without a permit in La Cienega Park and on the Crescent Drive side of the City Hall.

B. No sound amplification equipment shall be allowed if it will generate significant noise impacts.

C. To protect public access to City parks for public uses other than parades and assemblies, if La Cienega Park experiences any unpermitted parade or assembly which either: (a) takes place in the park for more than two (2) hours within the same six (6) hour time period for six (6) weeks within a twelve week (12) period, or (b) takes place in the park for at least two hours on a Saturday or Sunday for six (6) weeks within a twelve (12) week period, then the park shall be closed to unpermitted parades and assemblies for a period of six (6) weeks and unpermitted parades or assemblies may take place on the Crescent Drive side of the City Hall."

**Section 3.** Section 4-3-202, entitled "Definitions," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to read as follows:

**4-3-202: DEFINITIONS:**

For the purposes of this article, the following words and phrases shall have the following meanings:

**ASSEMBLY:**

Any meeting, demonstration, picket line, rally, gathering, or group of persons, animals, or vehicles, or a combination thereof, having a common purpose, design, or goal, either (1) upon any public street, sidewalk, alley, or city park path which numbers twenty-five (25) or more and which assembly will or tends to substantially inhibit the usual flow of pedestrian or vehicular traffic, other than a "parade," as defined in this section, or (2) upon any park or other public place not specified in (1) which numbers seventy-five (75) or more and which occupies any public area, other than a "parade," as defined in this section.

**PARADE:**

Any march, demonstration, procession, motorcade, or promenade consisting of persons, animals, or vehicles, or a combination thereof, having a common purpose, design, destination, or goal; upon any public place, which parade, march, demonstration, procession, motorcade, or promenade does not comply with normal and usual traffic regulations or control.

**SIGNIFICANT NOISE IMPACTS:**

The generation of noise that is distinctly audible from within the nearest residence or dwelling."

**Section 4.** Section 4-3-203, entitled "Exemptions," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to read as follows:

"In addition to the parades or assemblies described in Section 4-3-200 above, the permit application provisions of this article shall not apply to the following:

A. Spontaneous parades or assemblies occasioned by news or affairs coming into public knowledge within three (3) days before such assembly, provided that the organizers thereof, if any, give written notice to the City at least twenty four (24) hours prior to such parade or assembly.

1. Such written notice shall contain all of the following information:

a. The name, address and telephone number of the person or persons seeking to organize or conduct the parade or assembly. This person or these persons shall be considered a permittee for the purposes of this article.

b. The name, address and telephone number of the headquarters of the organization, if any, and of the organizer or responsible head of such organization by whom or on whose behalf the parade or assembly is proposed to be conducted.

c. The name, address and telephone number of the person who will chair the parade or assembly and who will be responsible for its conduct.

d. The location and date of the proposed parade or assembly, including the assembly area, disbanding area, and the route to be traveled.

e. An estimate of the approximate number of persons who will be participating in the parade or assembly and an estimate of the approximate number of persons who will be observing the parade or assembly.

f. The time at which the parade or assembly will start and conclude.

g. The type of security or other arrangements that will be provided to assure that participants are properly directed.

h. The number and type of sound amplification equipment, if any, indicating the maximum sound-producing power of the equipment in terms of the specific wattage to be used, the volume in decibels of sound which will be produced, and the approximate distance for which sound will be audible from the sound-amplifying equipment, as well as the electrical generators that will be used, if any.

i. Whether participants in the parade or assembly will be wearing masks.

2. The City Manager or the City Manager's designee may deny permission to conduct the parade or assembly within eighteen (18) hours of the submission of

the notice pursuant to subsection B of section 4-3-205 if the City Manager or the City Manager's designee makes a finding requiring denial pursuant to subsection B of section 4-3-205. If the City Manager makes a finding requiring denial pursuant to that subsection, the City Manager shall immediately provide notice of the denial, including the reason for the denial, by telephone to the permittee and shall also provide written notice of the denial including the reason for the denial. If the permittee provides an email address for the purpose of receiving notices, the City Manager shall provide written notice of the denial by email immediately upon making the denial decision. If the proposed parade or assembly is denied, an assembly of less than five hundred (500) persons may still occur pursuant to section 4-3-200 of this article."

**Section 5.** Section 4-3-204, entitled "Application for Permit," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to include the following paragraphs 13 through 16 of subsection C, with the remainder of Section 4-3-204 remaining unchanged to read as follows:

"13. A statement to be signed by the person seeking the permit that the permittee will hold harmless and indemnify the City of Beverly Hills, its elected officials, officers, employees and agents from any damages which may arise as a result of the alleged willful or negligent acts or omissions of permittee, its officers, agents, or employees in connection with the permitted parade or assembly, except for losses to the City occasioned by the reaction to the permittees' expressive activity.

14. A proposed parade or assembly involving expressive activity shall be required to provide insurance only when there is a specific demonstrable history of personal injury or property damage claims being awarded against the applicant attributable to the applicant's conduct of previous events in the City that are similar in nature to the proposed event. Where there is a specific demonstrable history of property damage, this insurance requirement may be waived by the City Manager if the applicant designs the parade or assembly to respond to specific risks, hazards and dangers to the public health and safety identified by the City Manager as being reasonably foreseeable consequences of the permitted event to avoid repetition of past injuries or property damage.

15. If the parade or the assembly set up or dispersal is to be conducted on private property, the applicant must submit with the application proof of the property owner's permission for the property to be used for that purpose.

16. The number and type of sound amplification equipment that will be used in the parade or assembly, if any, indicating the maximum sound-producing power in terms of wattage to be used, the volume in decibels of sound which will be produced, and the approximate distance for which sound will be audible from the sound-amplifying equipment, as well as the electrical generators that will be used, if any."

**Section 6.** Section 4-3-206, entitled "Nondiscrimination," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to read as follows:

**4-3-206: NONDISCRIMINATION:**

The official designated by the City to act on permit applications shall uniformly consider each application upon its merits and shall not discriminate in granting or denying applications; and, shall not deny any permit based upon political or religious grounds or expressive content reasons."

**Section 7.** Section 4-3-210, entitled "Content of Permit," of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code is hereby amended to add subsection "O" to read as follows, with the remainder of the Section unchanged:

"O. The number and type of electrical generators and sound amplification equipment, indicating the maximum sound-producing power in terms of specific wattage that will be used in the parade or assembly, the volume, in decibels, of sound which will be produced, as well as the approximate distance for which sound will be audible from the sound-amplifying equipment."

**Section 8. CEQA.** The City Council hereby finds, in the exercise of its independent judgment and analysis, that this ordinance is not a project under the California Environmental Quality Act (CEQA) as State CEQA Guidelines Section 15378(b)(5) provides that a project does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This ordinance merely amends the City's regulations governing parades and assemblies, and does not allow any new uses of land within the City that would result in direct or indirect physical changes to the environment. In addition, this ordinance is also exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed ordinance would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared and will be filed in accordance with CEQA and the State CEQA Guidelines.

**Section 9. Severability.** If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this Ordinance.

**Section 10. 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 11. 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 12. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: September 10, 2024  
Effective: October 10, 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

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

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# Classifieds

## PUBLIC NOTICE

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.)

Escrow No. 69752-TL  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller/Licensee are:

RESTAURANT 2020, LLC, 8941 SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90069  
The business is known as: STACHE

The names, and addresses of the Buyer/Transferee are: 8941 SANTA MONICA BLVD, LLC, 3743 WEST SUNSET BLVD., LOS ANGELES, CA 90026

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE

The assets to be sold are described in general as: FIXTURES, FURNITURE, AND EQUIPMENT, TRADE NAME, GOODWILL, LEASEHOLD IMPROVEMENT, AND COVENANT NOT TO COMPETE and are located at: 8941 SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90069

The kind of license to be transferred is: 47-ON-SALE GENERAL EATING PLACE, LICENSE # 617631, AND 58-CATERER PERMIT, now issued for the premises located at: 8941 SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90069

The anticipated date of the sale/transfer is OCTOBER 14, 2024 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$106,948.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS \$106,948.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

DATED: RESTAURANT 2020, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Seller/Licensee 8941 SANTA MONICA BLVD., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer/Transferee ORD-2685451 BEVERLY HILLS COURIER 9/20/24

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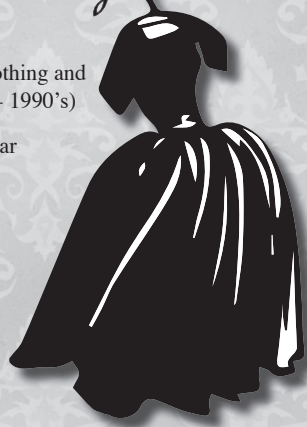
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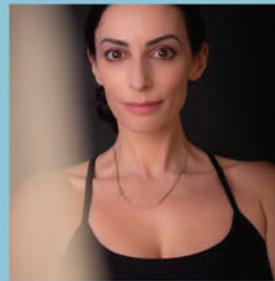
## 09 LEGAL ANNOUNCEMENT

**A would-be art collector (of Persian origin) misappropriated, some 25 years ago, art that belonged to Arnold Ashkenazy.**

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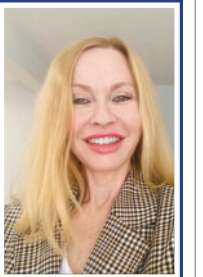
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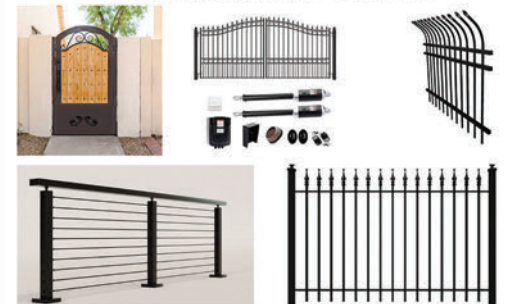
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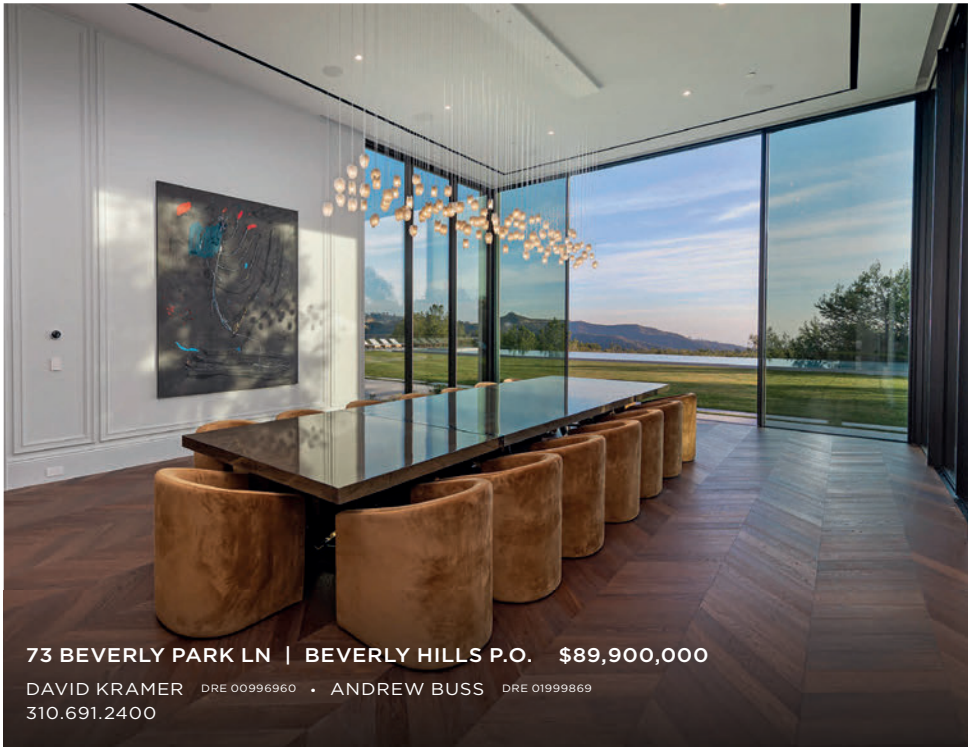
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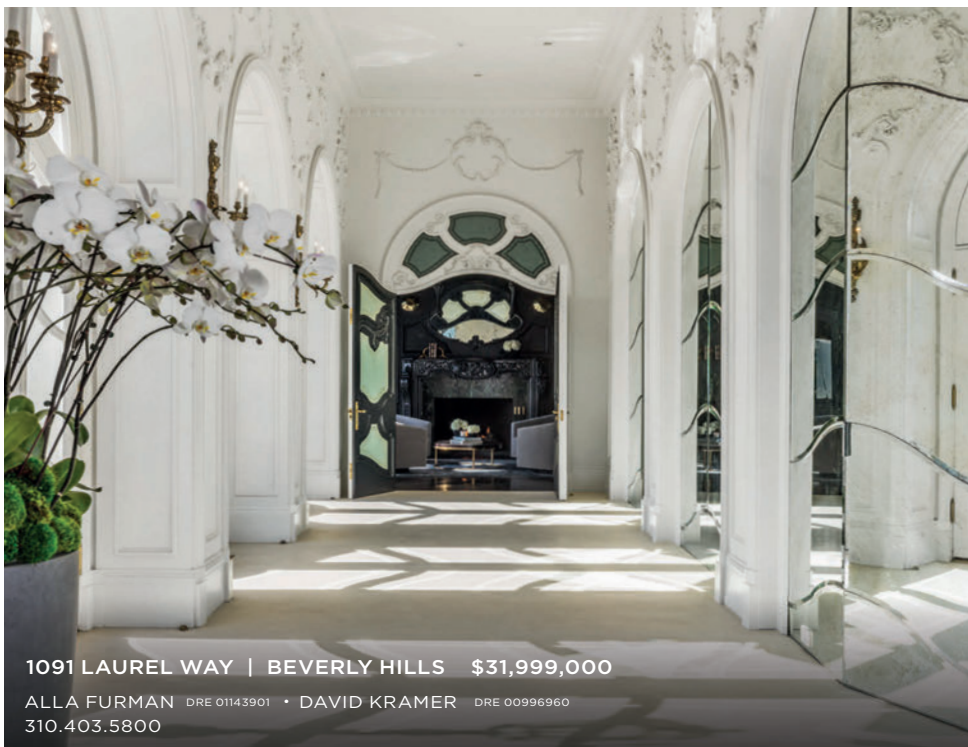
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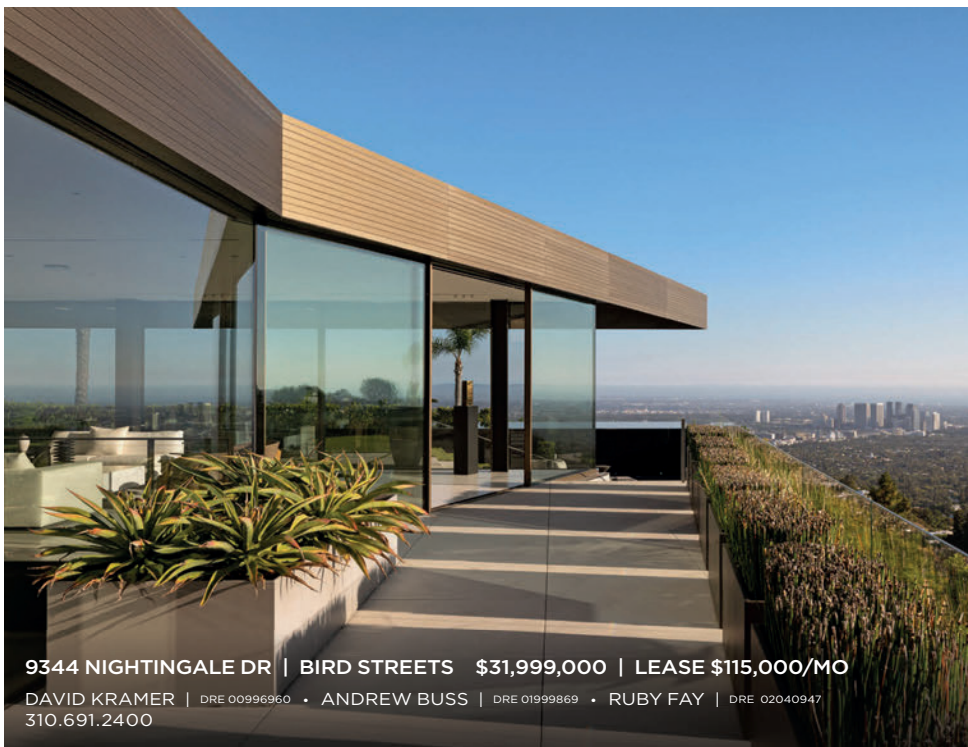
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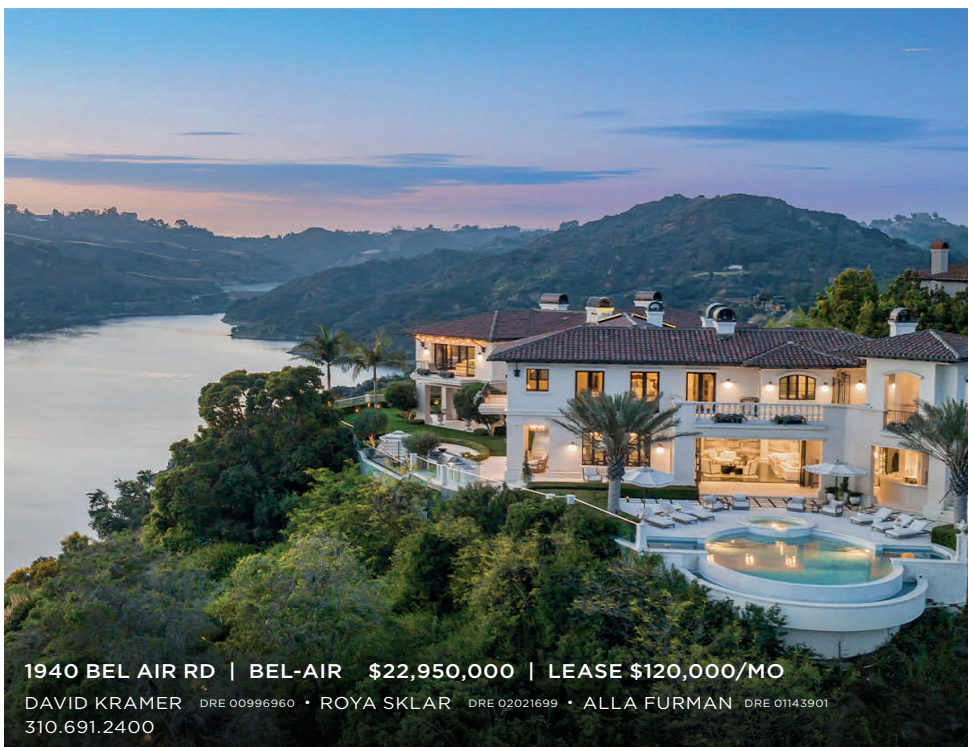
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