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THE WEATHER, BEVERLY HILLS CA

☁️ Friday	76° 60°
☁️ Saturday	77° 59°
☁️ Sunday	79° 60°
☁️ Monday	82° 63°
☁️ Tuesday	86° 64°
☁️ Wednesday	83° 63°
☀️ Thursday	82° 63°

Mayor Friedman Delivers State of the City Address

BY JULIANNA LOZADA

On Sept. 25, Beverly Hills Mayor Lester Friedman delivered the annual State of the City Address at “An Evening with the Mayor” hosted at the historic Greystone Mansion. The event, presented by the Beverly Hills Chamber

of Commerce, also offered networking opportunities with business and government officials. Before the address, attendees were able to enjoy a reception accompanied by live music, hors d’oeuvres and wine.

Friedman took to a new format for this year’s State of the City Address, answering

questions moderated by Jim Moret, Beverly Hills resident and chief correspondent for “Inside Edition.” Topics included city finances and public safety, as well as builder’s remedy, homelessness, the Olympics and antisemitism.

See **MAYOR**, page 11



Jim Moret led a Q&A session with Mayor Lester Friedman at Greystone Mansion and Gardens.

Photo by Julianna Lozada

Beverly Hills Day of Wellness



Photo by Madeleine Connors

Day of Wellness took place on Sept. 22.

BY MADELEINE CONNORS

“What I love about living in L.A. is that people are tapped into the spiritual community and curious about manifestation,” said Allie Miroserie, the founder of “Bliss’d” journals. “Manifestation is intentionally bringing your

desires and goals into reality,” added the mother of two, who discovered journaling while struggling with postpartum depression and has now grown her passion for journaling into a flourishing business.

The workshop on “Journaling for Self-Discovery & Manifestation” was one of almost 30 workshops and lectures taking place Sept. 22, during the Beverly Hills Day of Wellness at Roxbury Community Center. The workshops and lectures covered a wide range of beneficial topics by wellness experts, from stroke prevention to massage therapy to sound baths. Some sessions were interactive, like the journaling workshops, in which participants were asked to envision their ideal life and write about it.

During the event, community members and wellness experts enthusiastically traded inspiring tips and resources to improve

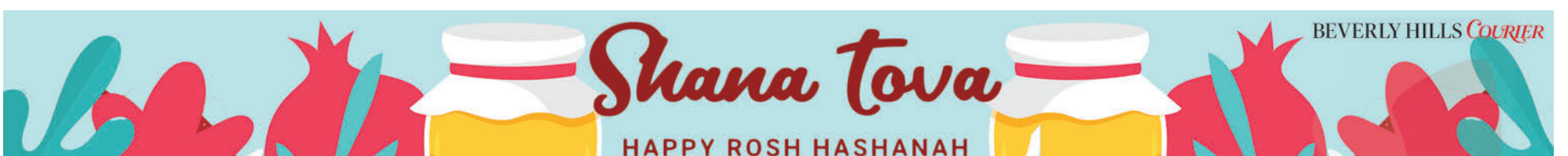
See **DAY OF WELLNESS**, page 13

Construction Momentum Continues at BHUSD

BY AMANDA COSCARELLI

Continuing with its momentum in completing El Rodeo Elementary School and following its announcement that the Grand Front Lawn, Performing Arts Wing with Theaters, Tennis Courts and Upper Athletic Field will be complete in the summer of 2025, Beverly Hills Unified School District (BHUSD) Board of Education approved the contract for the start of construction for the Athletic Pavilion at Beverly Hills High School (BHHS) with

See **BHUSD**, page 10



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

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

OCT. 1

THE WALLIS: "HARAWI"

7:30 P.M.

The Wallis presents "HARAWI," which realizes Olivier Messiaen's deeply affecting, hour-long song cycle for voice and piano in a newly physicalized and dramatized dimension. It features AMOC* Company members soprano Julia Bullock, pianist Conor Hanick, choreographer/dancers Bobbi Jene Smith and Or Schraiber, with direction by Zack Winokur. Moving from duet to quartet, this production breaks open Messiaen's cycle, connects the relationship between movement and

music, and grapples with the intensity of love and loss in the human experience. Tickets range from \$39-\$69. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.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

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

OCT. 12

THEATRE 40: HALLOWEEN SHOW
3 P.M.

Actors of the Theatre 40 company will be performing readings of chilling tales by Daphne Du Maurier, Muriel Spark and others in a Halloween show at the Los Angeles Public Library Westwood Branch, 1246 Glendon Ave., Los Angeles. The location is just south of Wilshire Boulevard on Glendon Avenue. This is a FREE, non-ticketed event. Halloween candy will be served. The program is suggested for audiences age 18 to Adult, as some of the material may be too advanced for younger audiences. theatre40.org

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2024

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On Saturday, September 28, 2024, the City of Beverly Hills and the Next Beverly Hills Committee will host the 7th Annual Next Night Street Festival on South Beverly Drive from 4 p.m. - 9 p.m. (between Gregory Way and Charleville Blvd.) We invite you and your family to join us at this all-ages event that is free to attend! Next Night will feature live music, vendor booths, games, grab-and-go specials from local restaurants and a beer and wine garden.



More information at
BEVERLYHILLS.ORG/NEXTNIGHT

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BHPD Hopes to Crack Down on Recent Rise in Theft



Photo by Amanda Coscarelli

The BHPD gave a presentation at the recent Health and Safety Commission meeting.

BY AMANDA COSCARELLI

The Beverly Hills Police Department (BHPD) gave a presentation on South American theft groups at a Health and Safety Commission meeting on Sept. 23. By educating the community about what to look out for and what measures they can take to prevent burglaries

on their properties, BHPD hopes to crack down on the recent rise in theft.

In August, two South American nationals were charged in a federal court for stealing a \$1 million watch off the wrist of a man at the BLVD restaurant at the Beverly Wilshire, a Four Seasons Hotel. They were identified
See BHPD, page 14

City Responds to Builder's Remedy State Violation Notice

BY AMANDA COSCARELLI

The city of Beverly Hills has responded to a Notice of Violation from the California Department of Housing and Community Development (HCD) that its denial of a 19-story mixed-use development with affordable housing at 125-129 S. Linden Drive violated state housing laws.

On Aug. 22, the state notified the city that its decision to deny the project's development had violated the Housing and Accountability Act and the Permit Streamlining Act. In June, city staff had deemed the application incomplete, which the project's developer, Leo Pustilnikov, appealed. The appeal was later denied by the City Council.

In its Notice of Violation, the state wrote, "The City Council should reverse its decision and direct city staff to process the project without further delay." They also explained in the notice that they required a response by Sept. 20.

On Sept. 19, the city of Beverly Hills responded in an 11-page letter written

by Director of Community Development Michael Forbes, that explained the reason for its denial of the project. The city argues that the project does not have any vested rights pursuant to builder's remedy, since the applicant's Development Plan Review (DPR) application does not match its preliminary application (PA). Specifically, the most recent building plans include an additional 73-room hotel and restaurant, seven fewer affordable units and 35 fewer residential units in total.

According to the provisions of Government Code Section 65941.1 that were reiterated in the HCD's notice, a project's preliminary application retains vested rights unless the project's overall residential units or square footage changes by 20% or more. "Other changes to the application falling outside these circumstances do not void vested rights under the preliminary application," the code states.

The city's letter argues that the lack of vesting can be established on the "narrower" grounds that the developer did not provide
See CITY RESPONDS, page 12

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Rec and Parks Commission Discusses Upcoming Events



Photo courtesy city of Beverly Hills

The popular Doggy Daze event will return in November.

BY MADELEINE CONNORS

With fall on the horizon, the Recreation and Parks Commission spent time at its Sept. 23 meeting reviewing past successful summer events and discussing those upcoming on the calendar. To start the meeting, Meena Janmohamed, the city's emergency management manager, reviewed plans to test the outdoor warning systems on Sept. 29 and Oct. 17. The outdoor warning systems were installed to increase public safety, making

announcements in English, Farsi and Spanish. While the system was primarily designed for wildlife safety, the hope is that it will be used for many disaster warnings. The commission noted that this would be one of the strategies used to promote public safety along with texts, calls and radio announcements.

Librarian Andy Leinbach discussed the success of the recent Summer Reading Club, which has experienced a 20% increase from previous years. The club celebrated over 287

See REC AND PARKS, page 14

Greystone Mansion's Legacy Highlighted at 'The Great Outdoors'



Photo by Matthew Royer

Greystone Mansion and Gardens was the setting for "The Great Outdoors" event on Sept. 21.

BY MATTHEW ROYER

Make note of the lions holding up the planter in the forecourt. Count the cedar trees in the driveway. Observe the cypress trees in Cypress Lane. These clues and more played an important role in "The Great Outdoors" at Greystone scavenger hunt, one of many activities taking place at Greystone Mansion and Gardens on Sept. 21.

Inspired by Greystone's 50-year anniversary of becoming a public park in 2021, the

event paid tribute to the property's legacy by highlighting its beauty, said Sara Scrimshaw, historic site venue coordinator for the city of Beverly Hills.

"It's really a moment to stop and reflect on this amazing treasure that we have in Beverly Hills," she said.

As visitors arrived at the top of Greystone, volunteers and city employees introduced the event and the activities scheduled from 11 a.m. through 4 p.m., culminating with a live

See THE GREAT OUTDOORS, page 12



Tidawhitney Lek

Napping, 2022

Acrylic, oil, and pastel on canvas

48 x 72 inches

Collection of East West Bank. Photo by Genevieve Hanson.

Image courtesy of the Artist and Jeffrey Deitch, New York.

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Neighbors Host 20th Annual Camden Drive Block Party



Photo by Barry Weiss

The 400 block of South Camden Drive recently held its 20th annual block party, proving they are one of the most special areas of the city. In recent years, invitations have been extended to the 400 blocks of South Peck and South Rodeo, as well. “We hope to inspire other neighborhoods to come together, as it really makes Beverly Hills feel extra special and safer,” said resident Melanie Forster.

The Courier in Darby

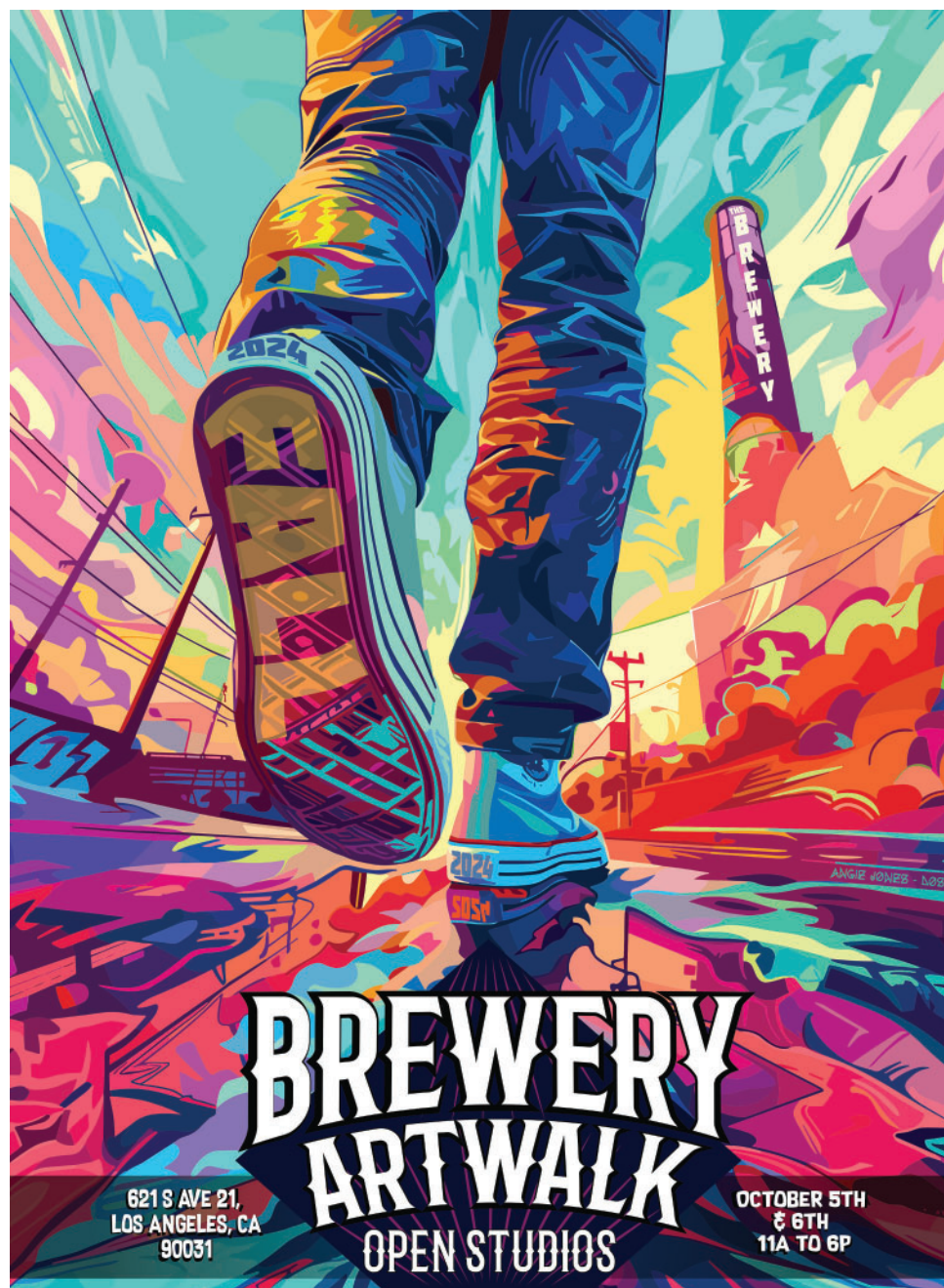


Courier readers Jan and Alan Block took a copy of the Courier along on a trip to Triple Creek Ranch in Darby, Montana.

The Courier at Delphi



Health and Safety Commissioner Cathy Haymes Baker recently returned from an “awe-inspiring” trip to Greece. She made sure to take along a copy of the Courier while visiting the Temple of Apollo at Delphi, which dates to the 4th century B.C.



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LOS ANGELES



This year, come home to the Jewish Community Foundation.

‘Nobody Wants This’

BY NEELY SWANSON

Joanne and her sister Morgan host a podcast about sex and love and everything in between, but mainly about themselves. Morgan’s divorced and frustrated; Joanne is always swiping right when she should be swiping left. Poking fun at themselves as they explore sex in the 21st century makes for a very popular program.

Noah, assistant rabbi at a prestigious Los Angeles temple, is on the path chosen for him by others. He has been dating Rebecca, the perfect princess, and never colors outside the lines. But when Rebecca pushes too hard for what she sees as her perfect life, he realizes that it’s not his perfect life. Much to her shock, he breaks up with her. It is then that the planets align, or explode, as Noah’s mother would have it.

Independently, Noah and Joanne are both invited to a party given by a mutual friend. The two singletons gravitate to one another over a case of mistaken identity and a propensity for snide remarks. The chemistry between Noah and Joanne is white hot and from there it’s either all downhill or to the moon, depending on who you ask.

It’s not that this story hasn’t been told before. Mismatched duos, fish out of water, unlikely relationships and even religion thrown in as a barrier, these are the backbones of drama and comedy. Here it is comedy with a capital C. The writing is sharp, using overlapping dialogue and set-ups that come so fast that it’s impossible to anticipate the joke before the next one arrives. The producers are a veritable who’s who of comedy writing and it shows. But the best writing still needs delivery and “Nobody Wants This” is overflowing with actors who have the timing to propel this series to the stratosphere.

Leading this brigade are Kristen Bell as Joanne and Adam Brody as Noah. Their chemistry is palpable and it’s impossible not to root for them against the odds they’ll face. Their timing is impeccable, feeding seamlessly into the next joke or incisive remark. The ease of their interactions brings the viewer into their mindsets and vulnerabilities. These are two people totally capable of delivering laugh-out-loud lines with a straight face and elevating the conversation further. Each actor has always been very good, but here their teaming is positively great.

The supporting cast is fabulous. Justine Lupe plays Morgan, Joanne’s sister and best friend. She is a truly hilarious straight woman, skills she honed in both drama (“Succession”) and comedy (“The Marvelous Mrs. Maisel”). Timothy Simons as Sasha, Noah’s brother, brings the doofus he perfected on “Veep.” Not entirely stupid, but he’s definitely a follower and not a leader. And who does he follow? His wife Esther (Jackie Tohn), a witch of the highest order. Also in a starring role is the city of Los Angeles, from Sherman Oaks to Echo Park, Los Feliz to Koreatown, Beverly Hills to the beach, each part of town a character unto



Photo credit courtesy of Christopher Raphael/Blueprint/Sony Pictures Television

Michael Sheen in “A Very Royal Scandal”

itself.

Borrowing from another comedy, “Fleabag,” “Nobody Wants This” is all about the hot rabbi and the (not so) bad shiksa and what should be a doomed romance, but maybe not.

“Nobody Wants This” is a rare bird today, a truly great comedy with a lot of substance that’s very very funny. I’m going to watch it again.

Now streaming on Netflix.

“A Very Royal Scandal”

“A Very Royal Scandal” is a terrific, deep and entertaining dive into the Prince Andrew interview debacle. This limited series covers the same ground as the recently released Netflix film, “Scoop,” but the source material is different and it benefits from the advantage of time accorded to a three-part limited series that leads to a more nuanced depiction. “A Very Royal Scandal” offers a closer view of the mindset inside Andrew’s circle of friends and family.

The BBC newsroom is struggling and they desperately need a coup. Sam McAlister pitches a story on Prince Andrew because she has an inside source. Photos have resurfaced of his relationship with the disgraced Jeffrey Epstein and rumors are flying that Epstein may have procured an underage girl for Randy Andy. The prince won’t bite and the Palace’s position is to wait out this scandal and it will disappear. But it doesn’t.

Interest in the story only increases after Epstein’s suicide in prison. Andrew’s personal assistant, Amanda Thirsk, contacts McAlister believing that the time might be right for that in-depth interview with the BBC. Star interviewer Emily Maitlis and her team are overjoyed at the prospect of an up close and personal sit down with the prince.

It’s all downhill from there. Maitlis conducted a well-constructed, thorough and seemingly fair grilling of her subject. What her questions revealed weren’t high crimes and misdemeanors, but the cluelessness and total lack of empathy of a man totally without a moral backbone. He was given enough proverbial rope to hang himself and he did. Previous newspaper reporting notwithstanding, the damage control specialists at the Palace were always able to cover up his misdeeds, laugh them off or paint them in a different light. But this was on camera, in person, and his inability to understand the malice of his acts or those of his coterie was impossible to ignore. Even after the interview, one he thought went extremely well, he was convinced that he was loveable and respected by his “subjects.” Unfortunately for him, the public, and, more importantly the queen, saw it differently.

“A Very Royal Scandal” handles this story with far more depth than “Scoop,” aided immensely by characters that are better written and played. It’s not so much about the “get” as it is about the “getting.” “A Very Royal Scandal” is based on the book “Airhead: The Imperfect Art of Making News” by Emily Maitlis, the journalist

who conducted the interview with Prince Andrew. Writer Jeremy Brock put his laser focus on the significance of the interview and not the interviewer.

Like “Scoop,” the cast of “A Very Royal Scandal” was drawn from a crème de la crème of British actors. Ruth Wilson plays a very human and flawed Emily Maitlis. Alex Jennings is a chillingly efficient Sir Edward Young whose skepticism of the project is weighed down by his need to protect the sovereign. Claire Rushbrook offers a sympathetic perspective as Sarah Ferguson, and the always watchable Joanna Scanlan plays Amanda Thirsk as someone who doesn’t put her own interests ahead of the prince. Michael Sheen is an outstanding Prince Andrew who knows how to capitalize on being the queen’s favorite and how to irritate Prince Charles endlessly, both self-possessed and self-satisfied.

Director Julian Jarrold propels this story through three fascinating episodes, letting the story arrive at its conclusion by emphasizing what Andrew didn’t do, rather than what he did.

Watch “A Very Royal Scandal” even if you’ve already seen “Scoop.”

Now streaming on Amazon Prime. ●



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.



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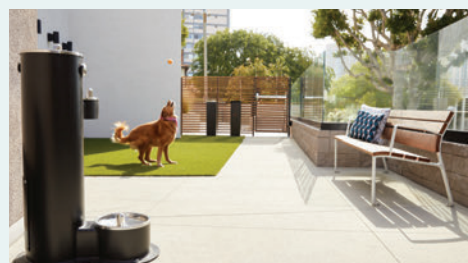
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NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, October 15, 2024
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at a **SPECIAL** meeting on **Tuesday, October 15, 2024** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING REGULATIONS FOR EMERGENCY SHELTERS; FAMILY, SINGLE HOUSEKEEPING UNITS AND SINGLE-FAMILY RESIDENCES; COMMUNITY CARE FACILITIES; TRANSITIONAL OR SUPPORTIVE HOUSING; REPLACEMENT UNITS FOR PARCELS IN THE SITES INVENTORY OF THE HOUSING ELEMENT, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Planning Commission will be discussing regulation changes as directed by state law requirements and Housing Element Implementation Programs 11.1, 11.5, and 11.7, which include but are not limited to the following revisions:

- To the definition of family, single housekeeping unit, and single-family residence to remove any constraints for persons with disabilities;
- To community care facility (group home) regulations to remove any constraints for persons with disabilities and to allow group homes for 7 or more persons in all residential zones and other housing types of the same form, and to provide objective standards for operation of such facilities;
- To the definition of transitional and supportive housing to allow these uses by-right in zones permitting multi-family and mixed use residential development consistent with Government Code section 65651;
- To the emergency shelter standards and the definition of emergency shelter to allow sufficient capacity without discretionary review pursuant to Government Code section 65583(a)(4)(A)(2); and
- To require replacement housing units for any residential units that currently exist and are protected units including on parcels included in the sites inventory of the adopted 2021-2029 Housing Element of the General Plan, pursuant to applicable state law.

Staff recommends that the Planning Commission consider a resolution to recommend the draft ordinance to the City Council for adoption.

Environmental Review

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Since the project does not authorize construction, and only involves revisions to various regulations applicable to certain properties, there is no possibility that it may have a significant effect on the environment. The project reflects minor changes in land use limitations, which do not result in changes to land use or density. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from CEQA pursuant to Sections 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations, or other applicable exemptions.

How to Participate

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

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

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time.

If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by end of the day on Friday, October 4, 2024, will be attached to the agenda report regarding this item. Any comments received after Friday, October 4, 2024, but prior to the public hearing, will be distributed to the Commission under separate cover. According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

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

Sincerely:
Chloe Chen, Principal Planner



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

Evening at the Hollywood Bowl



Longtime Beverly Hills Resident Donelle Dadigan and friends recently attended an evening of classical music at the Hollywood Bowl hosted by the Jose Iturbi Foundation. Dadigan is its founder, and is also the founder of The Hollywood Museum. Pictured (from left): Rex and Tracy Smith, Dee Dee and John Schneider, Anson Williams, Kevin Spirtas, George Chakiris, Charles Fox, Jean Kasem, Michelle Lee, Donelle Dadigan, Carol Connors, Ruta Lee and Ilene Graff

NEWS

BHUSD, from page 1

Swinterton Builders. The pavilion will be completed in the summer of 2027.

The construction of the new athletic building at BHHS has been in the planning process for many years, and it will include the construction of a new two-story, approximately 45,000-square-foot gymnasium building—including combination basketball and volleyball courts, bleachers, weight training facilities, locker and team rooms, and various other athletic spaces—a separate 25-yard, 10-lane competition outdoor swimming pool—including a detached storage and pool equipment building, and retaining walls. The new building will replace the current Konheim Athletic Building and will also bear the Konheim Family name. Following completion of the new building, the existing Konheim Athletic Building will be demolished. The new facilities will complement the existing recently refurbished Swim Gym.

In March, following a competitive process, Swinterton Builders was selected for the Lease-Leaseback construction services for the new athletic pavilion, which will consist of an estimated cost of under \$60,000,000, and the board approved this selection in May, along with a preconstruction services agreement. Upon approval, the contractors would begin the construction phase of the project, closing off a surface lot and the four tennis courts, which are currently adjacent to the Swim Gym.

At its Sept. 24 meeting, Board Member Noah Margo expressed concerns over egress difficulties arising from visitors walking from anticipated new parking lots on the south

side of the BHHS to the athletic facilities. The construction team explained that they're currently working on a plan with the city of Beverly Hills and Superintendent Dr. Michael Bregy to combat these issues. Given such considerations, the board approved the contract in a 3-0 vote while Board Member Noah Margo abstained. The board also approved an agreement for districtwide security camera design services, including vape detectors for bathrooms at BHHS and Beverly Vista Middle School, and an updated version of the BHUSD Governance Handbook which includes the calendar schedule for BHUSD's Strategic Plan meetings.

In recent months, the BHUSD construction program, under the direction of their bond management team, Fonder-Salari, along with BHUSD Executive Director of Construction Will Karrat, has been lauded for its successes. Earlier this year, the Construction Management Association (CMA) of America's Southern California Chapter recognized El Rodeo Elementary School in the category of educational projects which cost over \$50,000,000.

Board Member Judy Manouchehri told the Courier, "I am very pleased to see our construction program is moving forward with speed, transparency and in accordance with the schedule and budgeted bond dollars, as revised in these last 2.5 years." ●



Photo by Julianna Lozada

Several hundred attended the event on Sept. 25.

MAYOR, from page 1

Six months into his second term as mayor, Friedman began his address by ensuring that the city is in “good shape,” attributing this success to everyone in the Beverly Hills community who “want to make the city work.” He also shared his optimism for the future, underscoring the news that the valuations in the city have gone up nearly \$2 billion, according to the County Assessor’s Office.

Moret transitioned to Friedman’s focus on advancing state-of-the-art public safety technology, a perennial issue in Beverly Hills that Friedman has prioritized in his agenda as mayor. Since 2022, under Mayor Lili Bosse, the city has channeled its resources toward the Real Time Watch Center that utilizes police-controlled drones as the backbone of its 24/7 surveillance network. These centralized public safety services also include automatic license plate readers and advanced 911 calls that allow police officers to see exactly where the call is coming from. Currently, the city is beta testing the coordination between private cameras and public cameras to further enhance high-tech surveillance features to ensure that Beverly Hills is at the cutting edge of crime fighting.

On the topic of homelessness, which continues to plague not just Beverly Hills, but the rest of California, Friedman stated that the city has committed \$15 million over the next decade to provide supportive care

to those who are homeless.

In a similar vein, Moret asked Friedman about builder’s remedy, which is an important topic in the city. As Friedman explained, the issues require striking a balance between the need for affordable housing and “changing the character, potentially, of the city.”

“During that period when we didn’t have an approved housing element, there is basically no limit as long as a builder puts up a project and 20% of it is affordable housing. The problem with that is that we have seen some projects that came in as affordable projects, but all of a sudden, there are other elements that are added to it. We as a city don’t believe that once you change the preliminary application and make it a significantly different use, that is still qualifies as under builder’s remedy,” said Friedman.

Friedman also spoke about the city’s vulnerability to wildfires, especially those residing in high-fire danger areas. As part of the city’s Outdoor Warning System, twelve different sirens—six in the north of the city and six in the south—have been installed to alert and warn those outdoors of potential or emergent hazards that may threaten life and/or property. The sirens can also send voice messages, spoken in English, Spanish and Farsi, to alert those of emergencies such as wildfires. The city will do its first round of testing around Roxbury Park on Sept. 29.

In a subject that elicited many groans from

the crowd, Moret asked Friedman about the construction of two Metro D Line stations in Beverly Hills, specifically the sections up to La Cienega (section one) and from La Cienega to Century City (section two). Section one is slated to open at the end of 2025/beginning of 2026 and section two 1.5 years later. Friedman warned not to “place money on that,” but ensured that both stations will be open prior to the Olympics in 2028.

Speaking of the Olympics, Friedman added that while Beverly Hills doesn’t have the facilities to host athletic events, the city does have the finest hotels in Southern California, which will be a draw for attendees.

“We have been working with the Olympic Committee in terms of using our facilities and our restaurants. We’re hoping it brings a lot of money into the city and really highlights what we have to offer,” he said.

Finally, Moret pivoted to a more serious subject—the city’s strong stance on the epidemic of hate, more specifically, on antisemitism. In June, Friedman along with 13 other U.S. mayors took a trip to Israel to put forth the message that “the cities in the United States do support Israel,” amidst heightened news coverage on Gaza-solidarity encampments constructed on U.S. college

campuses. Friedman and his wife are both first-generation Americans whose parents fled Europe under the threat of Nazism. In December, Friedman will host the Mayor’s Combat Antisemitism Conference, anticipating attendance of over 200 mayors from across the United States.

In his concluding remarks, Friedman stressed his optimism for what lies ahead, including new projects being proposed within the city. Despite the rejection by voters of the Cheval Blanc Beverly Hills Hotel, which Friedman supported, he expressed optimism that new projects will undergo close scrutiny to be a good fit for Beverly Hills.

“Everything looks positive coming up right now in terms of both the economy and just the community itself being together. We really look forward to what’s coming up,” he said. ●



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CITY RESPONDS, from page 4
plans for nonresidential use in the PA.

“The applicant failed to identify any nonresidential uses in the PA, then added nonresidential uses in the DPR Application,” reads the letter. “Putting aside the question of whether or not Section 65941.1(c) could preserve vested rights if the PA had specified some nonresidential uses and the DPR Application merely altered them, the complete omission of any reference to nonresidential uses (in this case, a hotel and restaurant) means the PA was fatally defective when applied to the DPR Project because it did not include the information expressly required under 65941.1(a)(4). For this reason, the PA vested no rights in the DPR Project as a matter of law.”

The city’s letter goes on to explain that the developer had ample time to submit a new PA that included the hotel and restaurant but failed to do so. The city also responds to a statement by Governor Gavin Newsom that criticized Beverly Hills for denying the project. In a reported comment, the governor accused the city of trying to appease “NIMBYs,” which stands for “not in my backyard.”

According to the city, Newsom issued the quote before the city had even received the Notice of Violation or had a chance to respond. “Gov. Newsom’s critique that the

city ‘caved to the demands of NIMBYs’ shows how little he knows about Beverly Hills,” reads the letter. “Just five days after denying the applicant’s appeal in this matter, the Beverly Hills City Council unanimously approved an eight-story density bonus project despite widespread neighborhood opposition. The city has consistently followed, and will continue to follow, all applicable state housing laws, and should not be reflexively lumped in with other cities that do not.”

Last week, Pustilnikov filed a lawsuit against the city, which is also being sued by a nonprofit group in connection with its actions regarding the Linden Drive development.

When asked to comment on the city’s response to the state’s Notice of Violation, Pustilnikov’s attorney Dave Rand told the Courier, “I didn’t see anything new. No points were made that the city hasn’t made before. It was just a repackaging of their prior arguments.” ●

THE GREAT OUTDOORS, from page 5
guitar performance by the reflection pond. Guests could partake in multiple activities highlighting nature and art, including face painting, a custom poem station, cyanotype making by the willow pond and water conservation information sessions in the courtyard.

At the Demonstration Garden, George Pessin, Greystone’s recreation specialist and master gardener, helped educate community members on different plants and vegetables. Those who stopped by the garden could also take home a sapling to plant of different farmer’s market staples, such as lettuce, arugula, dill or broccoli, among others.

Visitors could also collect loose tea leaves made using the garden’s different plants.

Pessin said he hoped the event would help to increase activity for community volunteers to come help tend to the garden, but that he was also thrilled to see tourists stop by as well, as tour buses unloaded and dropped off passengers to tour Greystone and get surprised by the event playing out in front of them.

“I love that we get people from all over,” Pessin told the Courier. “The more diverse we are, the better.”

In the courtyard, participants could get a free poem written for them by stopping by a booth with Brian Sonia-Wallace, the former city poet laureate of West Hollywood.

Sonia-Wallace spent several minutes with each of his patrons, asking them questions about their lives, what they loved about nature and their goals. A few moments later, he stamped the poem crafted on a typewriter and read his

work to his subject.

Sonia-Wallace, a Westside resident, said writing in Greystone was an experience he wouldn’t forget.

“It’s such a scenic space,” he said. “I’ll take a break and go for a wander around the grounds, and it refreshes everything.”

The aforementioned scavenger hunt also took centerstage, as once participants completed the riddle, they could turn their form in for a gift. The answer being “The Rolling Greystones” to the question: “What is our favorite band?”

The activity was popular with families and large groups. Mike Fogg, a local community member, said the event, and in particular the scavenger hunt, gave him a reason to bring his children out to explore Greystone.

“I hope it’s always something that we have as an option to do,” Fogg said. “It’s such a unique place to visit, and I’ve never seen any place like this anywhere else.”

The appreciation of the property was not just taken on by locals.

Dylan Mullinax and Rachel Jacobs from Riverside said they stopped by on the way to sightseeing opportunities across Los Angeles.

While they said they didn’t know there was an event Saturday, their experience was amplified by the contrast of Greystone and the rest of the region.

“It’s a nice change from the city,” Jacobs said. “It’s pretty crazy coming from all the packed restaurants and houses just to an open property like this. It’s a good change. It feels more like you’re in nature.” ●

TOO TOXIC TO TRASH

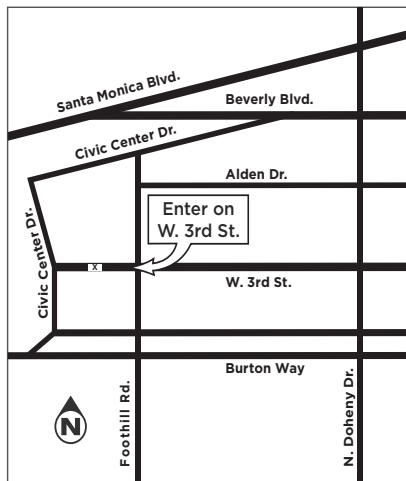
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BEVERLY HILLS COURIER WINE + DINE Autumn 2024

BEVERLY HILLS COURIER WINE + DINE



Exclusive Feature Interview:
EVAN FUNKE

AUTUMN 2024

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Photo by Madeleine Connors

The event featured numerous booths and vendors.

DAY OF WELLNESS, from page 1
well-being individually and for the community. Miroserie noted that a celebration of wellness is well-suited for Beverly Hills, a community that is enthusiastic about self-care. “People are interested in self-discovery, evolving and spirituality,” she said.

Early in the day, Jaspal Insua led a “Sound Bath for Peace,” in which she took participants through various relaxation exercises punctuated by the sounds of rainsticks

and drumbeats. “Sound baths help to deeply relax us. From the cell level, it promotes healing,” Insua explained. “When a cell is in stress, it is in survival mode. Cells are either happy or in danger. When you are relaxed, your body can start to repair cells.” On a neurological level, sound baths quiet and declutter the brain. Insua explains that participants often lose track of time and dose off during successful sessions, indicating that their brain was at rest.

In “Chakralicious, Energize your Spirit, Delight Your Senses,” participants were encouraged to imagine the color red cleansing their bodies while breathing deeply. “When your chakra is aligned, your power of creation will never cease to amaze you,” Eno, the chakra leader, said while pacing the room, beating on a drum. “There is nothing judgmental in this space,” he continued, prompting participants to ground themselves in their bodies.

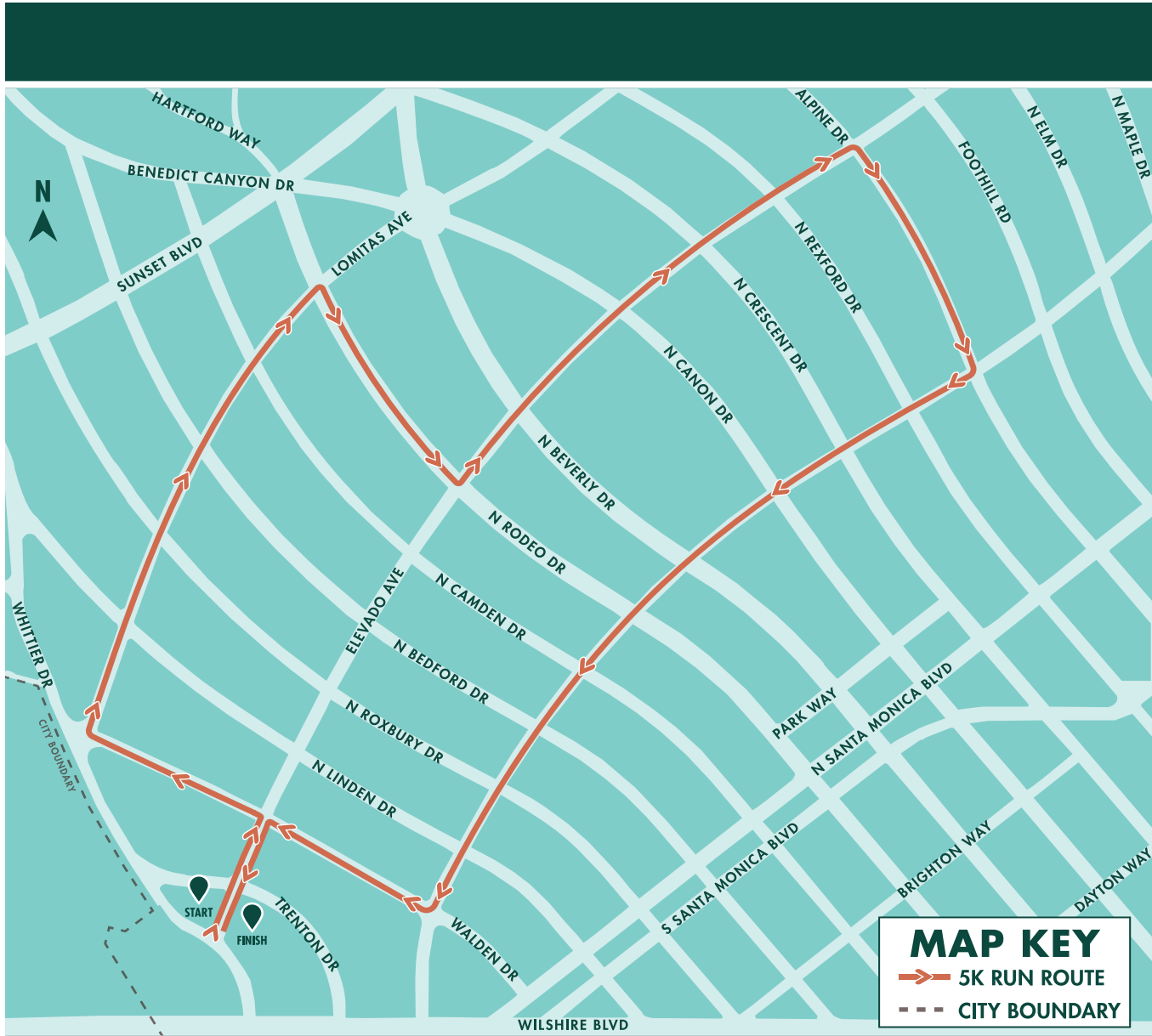
Later, Jodie Ann Foster, a physical therapist, led an exercise class to promote pelvic floor wellness. Foster owns the clinic “Pure Wellness,” which provides inclusive support to women with pelvic health issues. While they often treat prenatal and postnatal patients, the clients vary in age, from teenagers to seniors.

The event had something to offer to every age group, including a workshop where children and teens could construct vision boards and dream catchers. At the Beverly Hills Police Department booth, to every dog lover’s delight, guests were greeted by the wagging tail of support K9 NAMI.

In the parking lot, Cedars-Sinai hosted a blood drive, and there was an assortment of food trucks offering expectedly nourishing snacks like acai bowls and plant-based dishes. On this particularly sunny day, participants could participate in lawn bowling or Zumba.

In the courtyard, over 50 information booths—including sound baths, nutritionists and chiropractors—displayed resources about local businesses that support community wellness. The main stage featured choreographers leading community members in dance and aerobics throughout the event to an upbeat and energetic score. At the USC Keck School of Medicine booth, Ana Reyes, a clinical office coordinator, spoke to community members about the importance of stroke prevention. “It can happen to anyone at any age,” she explains. “We want to bring awareness to the signs and symptoms of strokes. Most importantly, to call 911.”

In addition to physical health, there were booths dedicated to mental health advocacy, from grief support groups to suicide prevention. At one booth, CAST Treatment Centers on Doheny Drive provided resources on therapy and ways to get help when struggling with addiction and mental health crises. Beyond a rehabilitation center, the center offers individualized therapy and group therapy to tailor to each patient’s needs. ●



TRAFFIC ADVISORY

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REC AND PARKS, from page 5

participants who completed the program, ranging from middle and high school students to adults. The program encouraged participants to come to the library to complete reading logs in exchange for prizes such as a free book. Other features of the Summer Reading Club included a teen volunteer-led craft lab and a storytime led by Nami, the police dog, which boasted 103 attendees.

Next, Gloria Dimas, a recreational supervisor, reported on the 2023 16th Annual Senior Health Fair, which had over 300 attendees in its first year after a 3-year hiatus after the pandemic. The fair provides vital information about health and wellness through information booths and support from local organizations tailored toward senior care.

Sarah Scrimshaw, the venue supervisor of the Greystone Mansion, discussed hosting the Great Outdoors events, which attracted 700 attendees. She credited the success of the event to its free admission, which made it accessible to all members of the community. They also incorporated poetry into the event after an open call to the community for poems about nature.

“We put out an open call for poetry on the theme of nature, and we received over 75 submissions. We had a juried process to choose 10 that were printed and displayed, and tried to take advantage of some of the meditative aspects of Greystone,” she explained. In addition to

self-directed activities like a scavenger hunt, Scrimshaw noted that the event included face painting and custom poems penned by West Hollywood Poet Laureate Brian Sonia Wallace, which were a favorite among attendees.

Afterward, Evan Doyle spoke about plans for the upcoming Doggy Daze on Nov. 3, which welcomes well-behaved, leashed dogs to participate in an all-day fun affair for pet enthusiasts, dogs and pet owners. “Anything involving pets always brings the community together,” noted Chairperson Amie Sherry. The family-friendly event will offer an old English sheepdog parade, a Disc Dog show and pet contests. “The English sheepdog parade comes to Doggy Daze pretty much every year, and they bring about 20 to 30 sheepdogs, and they do a cute parade to start the event,” explained Doyle. In addition, there will be vendors that offer pet supplies, treats and giveaways to lucky pet owners. Finally, there will be an adoption event where families will have the chance to adopt a rescue dog.

Next, Doyle also reviewed Picklefest, a flagship event for the Beverly Hills Farmers’ Market that highlights pickles as well as locally grown vegetables and fruits. The event included a craft table, face painter and petting zoo. The pickling contest included two categories: one for best pickle and another for pickling locally sourced vegetables. With help from a panel of judges, prizes were given out to pickles based on

appearance, crispiness and flavor.

Looking forward to the fall season, Doyle notes that the community can look forward to Fall Funtastic on Oct. 27 and a Holiday Craft Fair on Dec. 8.

Finally, Michael Muse presented on the success of the pickleball pilot program and some improvements that were made in recent weeks. After some operational concerns of the pickleball courts, the commission has made extensive improvements.

“There were requests for equipment rental, more pickleball classes, and more pickleball courts. Since that last meeting, we have progressed towards addressing some of those concerns. Most notably, we changed out all the nets on 12 pickleball courts,” explained Muse. They are also conducting a noise study on the pickleball courts after community members expressed concerns over noise. ●

BHPD, from page 4

as “crime tourists” from Colombia and Venezuela. These theft groups come from several nations in South America and have stumped police officers across the United States because of their transitional nature, as BHPD Sergeant David Dimond explained. In Southern California, most of the groups come from Chile, Colombia and Venezuela. These groups typically consist of three to five individuals at a time and appear loosely organized, which makes it difficult for police to track them. They use cold plates from local car dealers who work with them, so they’re impossible to track by vehicle, and once the police get close to catching them, they flee to another county or state. There are no identifiable characteristics of these groups such as clothing or tattoos, but BHPD has gathered some common things to look out for.

In Beverly Hills, the most common crimes by these groups include pickpocketing and identity theft, vehicle burglary, organized retail crime, commercial burglary, residential burglary and jewelry heists. As Sgt. Dimond explained, pickpocketing most commonly occurs at restaurants, when a purse is left unattended. It’s less common for a burglar to take an entire purse, so it’s important to keep bags zipped or locked if possible. Most importantly, residents should be vigilant at all times. These groups often work together to distract a victim on one side of a vehicle while someone steals items through a door or window on the other side. Sgt. Dimond urged residents to look out for vehicles following them as well.

These theft groups often use female drivers or lookouts who seem less suspicious, so residents need to be aware of their surroundings. Members have been seen wearing athletic leisure clothing that makes it easy for them to climb walls or buildings, backpacks and medical face masks.

To avoid residential theft, Sgt. Dimond reminded the commission that Beverly Hills has a “no call too small” policy, and

that residents should always trust their gut feeling if something feels off. Too often, he explained, a home alarm goes off while a resident is at dinner and that person dismisses the alert as a false alarm, assuming their pet triggered it, or an expected guest, and then they return home to find that they have been burglarized. He urged people to always send responders to their properties, even if it may be a false alarm. Other measures people can take to protect their homes include bolting safes to the ground, putting an air tag inside safes so that the police can track them before burglars crack them open, and not keeping safes in the master bedroom. It’s also important that residents avoid making their houses look vacant, especially when they’re on vacation. He suggested setting timers for lights to go on and off and having a trusted neighbor collect the mail.

BHPD Captain Max Subin provided a report on crime in the month of August. Residential theft increased by 67% with 10 reported burglaries as opposed to six in July. Police responded to 13 residential burglaries from Sept. 1 to Sept. 15. There was also a 48% increase in theft from motor vehicles from July to August and a 73% increase in petty theft.

In the coming months, BHPD is preparing for any crime that may arise regarding the anniversary of the Oct. 7 attacks and the election in November. “Oct. 7 is going to be a very challenging time, not for any intelligence that we know—there’s nothing that we know; nothing is happening—but it’s about being diligent,” said Subin. “It’s a tough time because it’s emotionally charged, but I also want everyone to remain diligent.” As he explained, residents need to be aware of their surroundings when they park their cars and enter their homes. Those who would like to reach out for a security assessment of their home or business can reach out to bfair@beverlyhills.org or aguvlekjian@beverlyhills.org. ●



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LR@LeonardR.com
310.552.8200 | DRE 01496421

JACK FRIEDKIN

Jack@JackFriedkin.com
310.552.8200 | DRE 01975592

CHRIS CORTAZZO

Chris@ChrisCortazzo.com
310.457.3995 | DRE 01190363

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

Publishers

Lisa Friedman Bloch

John Bendheim

Executive Editor

Ana Figueroa

Writers

Madeleine Connors

Amanda Coscarelli

Julianna Lozada

Matthew Royer

Neely Swanson

Advertising Directors

Rod Pingul

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Asking a direct question doesn't always get you a direct answer. Though many times the root of a problem is an incorrect assumption, today you'll be lucky when you follow your instinct and make an educated guess instead of pursuing a direct line into what might be sensitive territory.

TAURUS (April 20-May 20). You'll be faced with wrong information and the people who stand behind it. There is no sense in correcting anyone. Instead, politely sidestep the trouble, do your own research and carry out your plans where others are unlikely to interrupt them.

GEMINI (May 21-June 21). Confidence isn't always powerful, winning or wise. Any fool can be confident, and many are - and the brightest minds can be riddled with doubt. Listen to all sides with equal interest and aim to correct information whatever form it may come in.

CANCER (June 22-July 22). You have a strong point of view but will not be inclined to argue it. After all, it's not that important to you that others think

you're right or do it your way. What's important to you is finding a way to work together.

LEO (July 23-Aug. 22). One thing that makes events special is that they happen very infrequently. And items are more precious when they are in limited supply. You'll up the value of your offering by being strategic about when and to whom you make it.

VIRGO (Aug. 23-Sept. 22). There is no reason to question the intent of another. It is also unnecessary to define a relationship, especially a new one. Evaluate each moment as it comes, taking things at face value.

LIBRA (Sept. 23-Oct. 23). You have the talent. You have the goods. You're ready. Bonus: The thing you want will be a stellar fit for your life. All that's left is to fortify your belief and dive in wholeheartedly.

SCORPIO (Oct. 24-Nov. 21). Comparison can help you understand what's possible, or it can demotivate you to find out. If you must compare something, at least compare it with what's rooted in reality and truth.

SAGITTARIUS (Nov. 22-Dec. 21). Expect a clash of values, a disparity in priorities or two different sets of rules for a relationship. You'd be wise to

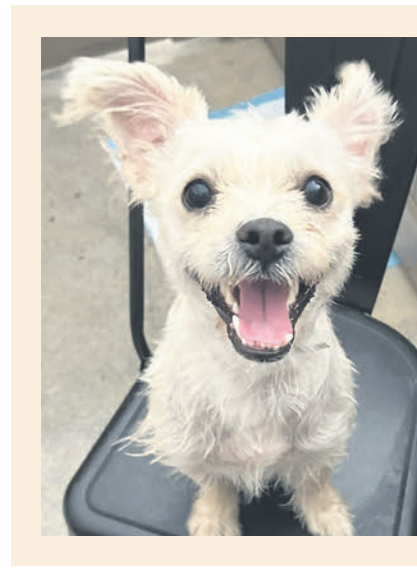
observe the situation from a detached, almost scientific vantage rather than to talk it out prematurely.

CAPRICORN (Dec. 22-Jan. 19). People will do good things to compensate for the bad they've done. Since the rules of moral licensing are concocted in the minds of offending individuals and do not abide by any real-world logic, don't waste your time trying to reason with its perpetrators.

AQUARIUS (Jan. 20-Feb. 18). Infatuation fades, and something more

substantial takes over. "Love itself is what is left over when being 'in love' has burned away. Love is when your roots grow towards each other underground." - Louis de Bernieres

PISCES (Feb. 19-March 20). As a child, you didn't know that you were particularly young and beautiful, but indeed you were. Today features a similar peculiarity of self-awareness. Your assets are unknown to you, as you live inside them and cannot possibly understand their full value.



This is Rocky, a scruffy terrier. He is 1 year old, 15 pounds and needs a loving family. To meet Rocky, please contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org

Fun and Games

SUDOKU
09/27/24 ISSUE

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6				1	2	7		
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SUDOKU ANSWERS
09/20/24 ISSUE

7	8	9	1	3	4	6	2	5
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3	7	2	4	9	8	5	1	6
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PUZZLE ANSWERS
09/20/24 ISSUE

W	H	A	P	S	A	D	S	L	O	G	A	N	P	A	P	A	Y	A			
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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
09/27/24 ISSUE

ONE FOR THE BOOKS

BY AIMEE LUCIDO / EDITED BY JOEL FAGLIANO

Aimee Lucido, of Irvington, N.Y., is a children's author. Her third book, "Pasta Pasta Lotsa Pasta," came out in July. Puzzles and children's books are "both ways to stretch out language," she says. "They're about using every sentence, every word, every letter to its absolute fullest." Having two related hobbies comes in handy: "I definitely use puzzles to procrastinate writing, and writing to procrastinate puzzles!"

- | | | | |
|--|--|--|---|
| <p>ACROSS</p> <p>1 "Here's looking at you, kid" or "You can't handle the truth!" famously</p> <p>6 Jane Goodall subject</p> <p>11 Platform for Mega Man, for short</p> <p>14 Butter (up)</p> <p>17 Jim who sang "Time in a Bottle"</p> <p>18 Scintillae</p> <p>19 Turn in some board games</p> <p>20 Humble dwelling</p> <p>21 Record book?</p> <p>23 Home to Cedar Point</p> <p>24 Sugar ending</p> <p>25 ___ Air (carrier to Taiwan)</p> <p>26 Marked with a tag, maybe</p> <p>27 Composted material</p> <p>29 Altima alternative</p> <p>31 Spell book?</p> <p>34 Apt name for a gardener</p> <p>36 Goofs up</p> <p>37 FAQ consultants</p> <p>38 Group of conferences, for short</p> <p>41 Creature whose mating habitats are a scientific mystery</p> <p>43 Pack 'n Play and stroller, for a traveling parent</p> <p>44 Walk with confidence</p> <p>46 Green book?</p> <p>50 Talent finder</p> | <p>51 Placed on a peg</p> <p>52 Bops (in two senses)</p> <p>53 Nail-salon extensions</p> <p>57 Musical finales</p> <p>59 Kunis of "Black Swan"</p> <p>62 Conductor's announcement</p> <p>64 Lost-at-sea plea</p> <p>65 Logbook?</p> <p>69 Most of van Gogh's "The Starry Night"</p> <p>70 Perfunctory</p> <p>72 Source of a natural gel</p> <p>73 Mother of Perseus</p> <p>75 "The Clan of the Cave Bear" heroine</p> <p>76 Sebastian the ___ University of Miami mascot</p> <p>78 Picked a card</p> <p>81 John who married Pocahontas</p> <p>83 Yearbook?</p> <p>88 Member of the original "S.N.L." cast</p> <p>90 Lambs' moms</p> <p>91 Sticky substance</p> <p>92 Occasional disrupter of activity at Sicily's Vincenzo Bellini Airport</p> <p>93 Bad buy</p> <p>94 Spot for a wineglass charm</p> <p>95 Where the chair of St. Peter sits in St. Peter's Basilica</p> <p>97 Rule book?</p> <p>103 Curtain adornment</p> <p>107 Potluck dish</p> <p>108 Makes blank</p> <p>110 Diagnostic tool, briefly</p> | <p>111 Org. that administers the G.R.E.</p> <p>112 Chugging a bottle of hot sauce, perhaps</p> <p>113 Scrapbook?</p> <p>116 Four Corners native</p> <p>117 Kristin ____, first woman to win six gold medals at a single Olympic Games</p> <p>118 Late-night host who once wrote for "The Simpsons"</p> <p>119 Pass</p> <p>120 Always product</p> <p>121 Dismissive cry</p> <p>122 Climbs</p> <p>123 Cheat, so to speak</p> <p style="text-align: center;">DOWN</p> <p>1 Back issues</p> <p>2 Determination</p> <p>3 2017 film about Wolverine</p> <p>4 I, to Einstein</p> <p>5 Caption under the first half of a makeup ad</p> <p>6 Mix, as butter and sugar</p> <p>7 Bailey of 2023's "The Little Mermaid"</p> <p>8 Less friendly</p> <p>9 Bumped into</p> <p>10 Liberal-arts major: Abbr.</p> <p>11 "Ain't happening!"</p> <p>12 Skip over, as a sound</p> <p>13 Gradual buildup</p> <p>14 Suddenly stopped texting</p> <p>15 Like monastery life</p> | <p>16 Takes the helm</p> <p>18 Rare punt return outcomes, for short</p> <p>19 Stays (with)</p> <p>22 Covered by one's network</p> <p>27 Fawcett who played one of Charlie's Angels</p> <p>28 Column in a hockey box score</p> <p>30 Sat on the kitchen counter, perhaps</p> <p>32 Natural barrier</p> <p>33 It's opposite Oman on the Gulf of Oman</p> <p>35 Waist product?</p> <p>38 High degree</p> <p>39 Plant also known as coffeeweed</p> <p>40 Nebulizer's output</p> <p>42 Cell-service inits.</p> <p>43 Big name in chocolate</p> <p>44 Instrument with as many as 21 strings</p> <p>45 Thrown out</p> <p>47 Lyre-plucking Muse</p> <p>48 Lead-in to sphere</p> <p>49 Pinball game ender</p> <p>54 "I'm overwhelmed by all this"</p> <p>55 Tease</p> <p>56 Bad person to confide in</p> <p>58 Pilgrim's destination, maybe</p> <p>60 Rapper ___ Baby</p> <p>61 Some poles</p> <p>63 In a flow state?</p> <p>64 Business that offers microdermabrasion</p> <p>66 Glowing remnant</p> <p>67 Manner of walking</p> <p>68 Halliwell of the Spice Girls</p> <p>71 The Beyhive and the Swifties, for two</p> <p>74 Credit-card lure</p> <p>77 See red</p> <p>79 A Tyrannosaurus rex's was nearly 17 inches long</p> <p>80 "Hold your horses!"</p> <p>82 Chapter of history</p> <p>84 Requiring</p> <p>85 Decorative pitcher</p> <p>86 Film character who becomes trapped in a dentist's office</p> <p>87 Many a critic's year-end list</p> <p>88 Crew meet</p> <p>89 Stockpiled</p> <p>93 Get ready to skate</p> <p>94 "The Great" pope</p> <p>96 Addresses impudently</p> <p>98 Give an address</p> <p>99 Onward</p> <p>100 Approaches</p> <p>101 Hudson of the "Ghostbusters" movies</p> <p>102 Listings on a Japanese menu, maybe</p> <p>104 Bad-mouth</p> <p>105 Writer Jong</p> <p>106 Like a dryer trap</p> <p>109 Title for Sanders: Abbr.</p> <p>113 Word in many greeting-card categories</p> <p>114 Slugger's stat</p> <p>115 What takes this puzzle out with a bang?</p> |
|--|--|--|---|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

1	2	3	4	5		6	7	8	9	10		11	12	13		14	15	16			
17						18						19					20				
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107																109					110
111																					115
116																					119
120																					123

Public Notices

OBITUARIES

Florence Rhodes

(February 16, 1926 - August 26, 2024)

Florence Rhodes was a loving wife, mother, grandmother and great grandmother. Florence is survived by her three children, eight grandchildren and three great grandchildren with one on the way. She lived to be 98 1/2 years young. She had an optimistic outlook on life. On August 26, 2024, she passed away peacefully at her home.

She was a true individual, outgoing and made an impression on everyone she met.

Florence was born on February 16, 1926, in Cleveland, Ohio. She was the middle child of three. The Depression was very hard on the family, and they moved to live with other family members in Toronto, Canada. She later moved to Los Angeles where she worked for the Gas Company and was an active participant in the Union. She went on strike at the Gas Company for equal pay for women. She was politically active her whole life.

She met her soon-to-be husband, Max, at University Temple. They were married in 1956. Her children were born in 1957, 1959, and 1961. Florence was a stay at home mother, she had her own health food business and was an avid tennis player.

She contributed a lot to the Beverly Hills community, including running the Halloween Carnival, founding AYSO, and the high school boy's soccer team.

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT 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

FICTITIOUS BUSINESS NAME STATEMENT 2024180843 The following is/are doing business as: **1) BEST AND BEYOND2) 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

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

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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 <https://www.govease.com/los-angeles>. 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 [ttc.lacounty.gov](https://www.ttc.lacounty.gov) or email us at auction@ttc.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](https://www.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

PUBLIC NOTICES

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 CHARAFEDDINE,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 L AND DOLORES E LOCATION COUNTY OF LOS ANGELES \$2,332.00

3564 AIN 4371-040-010 STEVENS,CURTIS L AND 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

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

TS No.: B.255-002 APN: 4333-003-021 Title Order No.: 218000CAD

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, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: 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

PUBLIC NOTICES

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 incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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, 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, 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

Public Notices

T.S. No.: 2018-01461-CA
A.P.N.: 4330-026-014 & 4330-026-032

Property Address: 500-502 1/2 Smithwood Drive, Beverly Hills, CA 90212

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要
고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUYU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/25/2007. 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.

Trustor: Nathan Hirsch AND Alice Hirsch, HUSBAND AND WIFE AS JOINT TENANTS
Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 05/02/2007 as Instrument No. 20071058697 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California,
Date of Sale: 10/24/2024 at 11:00 AM

Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 1,785,659.92

THE TRUSTEE WILL SELL AT PUBLIC

AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 500-502 1/2 Smithwood Drive, Beverly Hills, CA 90212

A.P.N.: 4330-026-014 & 4330-026-032

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 1,785,659.92.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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 this 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 (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2018-01461-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT:

You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2018-01461-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information
Line: (866) 960-8299
<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant
Date: September 13, 2024
BHC published 09/27/24, 10/04/24, 10/11/24

APN: 5555-013-011 TS No.: 24-07618CA TSG Order No.: 240129071
NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 1, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 4, 2022 as Document No.: 20220786812 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Allen V. Petrossian and Tina Petrossian, husband and wife as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings bank specified in section 5102 of the Financial

Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: October 22, 2024 Sale Time: 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 2 File No.:24-07618CA The street address and other common designation, if any, of the real property described above is purported to be: 1459 N Kings Rd., West Hollywood, CA 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,325,497.42 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07618CA. 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. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-07618CA 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. 3 File No.:24-07618CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the success-

ful bidder shall have no further recourse. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: September 12, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0465316 To: BEVERLY HILLS COURIER 09/27/2024, 10/04/2024, 10/11/2024

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, TRADENAME, 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

Public Notices

ORDINANCE NO. 24-O-2901

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING TITLE 1, CHAPTER 4, OF THE BEVERLY HILLS MUNICIPAL CODE ESTABLISHING APPEAL AND CITY COUNCIL REVIEW PROCESSES AND ADDING PROCESSES FOR HOUSING DEVELOPMENT PROJECTS

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

Section 1. This Ordinance amends the City of Beverly Hills Municipal Code to add a procedure for processing appeals and City Council ordered reviews of decisions on housing development projects as defined in Government Code Section 65905.5(b)(3), along with other amendments for consistency.

Section 2. The City Council, at a regular meeting, considered the Ordinance on September 10, 2024, as prescribed by law, at which time City staff and interested persons had an opportunity to testify either in support or against this matter. Thereafter, the City Council considered the entire record of information received before the City Council, conducted first reading and introduced this ordinance.

Section 3. The City Council hereby amends paragraph B of Section 1-4-105 (Consideration of Appeal Petitions) and Sections 4-1-107 and 4-1-108 of Article 1, of Chapter 4 of Title 1 to the Beverly Hills Municipal Code to read as follows, with all other provision in Section 1-4-105 remaining in effect:

"B. Except as provided for in subsection A of this section, the Council shall set the matter for a hearing. At least twenty (20) days prior to the hearing, written notice shall be mailed to the appellant and to other persons who appeared and addressed the board, commission, or official at the prior hearing on the matter, and such other notice as required by law for the decision being appealed shall also be given.

Sec. 1-4-107. DECISIONS BY THE COUNCIL FINAL

Upon the hearing of the appeal, the Council may refer the matter back to the board, commission or official with directions for further consideration, or the Council may reverse, affirm or modify the decision, or make such decision or determination as may appear just and reasonable in light of the evidence presented.

Sec. 1-4-108. FINDINGS BY THE COUNCIL

The Council shall adopt written findings that include the reasons for the Council's decision, including but not limited to, findings of fact required by the Code sections or ordinance upon which the appeal is based."

Section 4. The City Council hereby amends Article 2, of Chapter 4 of Title 1 to the Beverly Hills Municipal Code in its entirety to read as follows:

"ARTICLE 2. COUNCIL ORDERED REVIEW OF ADMINISTRATIVE DECISIONS

1-4-201: RIGHT TO REVIEW:

A. The Council may order a review of any discretionary decision made by any commission, board, or official of the City, except as otherwise provided in paragraph B or elsewhere in this Code. Such review may be ordered by motion of the Council duly adopted within thirty (30) calendar days after the issuance of the decision. If a City Council member requests an agenda item for the Council to consider ordering

the review of a discretionary decision, then effectiveness of any permit, entitlement to use, or other right granted by the decision appealed from shall be stayed until either (1) Council decides not to set the decision for review, or (2) City Council review is final.

B. The Council may review any discretionary decision made by any commission, board, or official on a Housing Development Project pursuant to the procedures in this paragraph B. Upon the receipt by the City Manager of written requests from two or more City Council members requesting a hearing on a decision on a Housing Development Project during a fourteen (14) day call up period, the effectiveness of any permit, entitlement to use, or other right granted by the decision appealed from shall be stayed until Council review is final, and the City Manager shall deem the matter called up and set the matter for a hearing before the City Council.

C. "Housing Development Project" as used in this Article, has the same meaning as set forth in California Government Code Section 65905.5(b)(3), as it may be amended from time to time.

1-4-202: SETTING HEARINGS:

Upon the adoption of an order for a review of a decision per Section 1-4-201 A., the Mayor shall fix a time and place for the hearing. The City Manager shall set hearings for the review ordered by the City Council pursuant to Section 1-4-201 B.

At least twenty (20) days prior to the hearing, written notice shall be mailed to the applicant and such other persons who appeared and addressed the board, commission, or official at the previous hearing on the matter, and such other notice as required by law for the decision being reviewed shall also be given.

1-4-203: HEARINGS BY THE COUNCIL:

Unless otherwise ordered and noticed, hearings shall be held as a part of the regular meetings of the Council. The hearings shall be de novo in that an independent reexamination of the matter shall be made. Any oral or documentary evidence may be received, but the Mayor shall exclude irrelevant, immaterial, or unduly repetitious evidence. It shall not be a ground for objection that the evidence is hearsay or secondary, but the Council's decision shall be made upon substantial evidence.

1-4-204: DECISIONS AND FINDINGS:

The provisions of sections 1-4-107 and 1-4-108 of this chapter shall be applicable to the decisions of the Council."

Section 5. The City Council hereby adds a new Article 3, of Chapter 4 of Title 1 to the Beverly Hills Municipal Code to read as follows:

"ARTICLE 3. APPEAL OF ADMINISTRATIVE DECISIONS ON HOUSING DEVELOPMENT PROJECTS

1-4-301: DEFINITIONS:

"Housing Development Project" as used in this Article, has the same meaning as set forth in California Government Code Section 65905.5(b)(3), as it may be amended from time to time.

1-4-302: RIGHT TO APPEAL:

A. A right to appeal exists for any act, ruling, or determination of any commission, board, or official on a Housing Development Project. Staff level decisions shall be appealable to the Planning Commission, and Commission level decisions shall be appealable to the City Council, except that any appeal pursuant to Government Code Section 65943 regarding a completeness

determination for a Housing Development Project shall be considered by the City Council in the first instance.

B. No right of appeal to the City Council from any administrative decision on a Housing Development Project made by an official of the City pursuant to any of the provisions of this code shall exist when such decision is ministerial and thus does not involve the exercise of administrative discretion or personal judgment exercised pursuant to any of the provisions of this code.

C. No appeal pursuant to the provisions of this article may be taken from any administrative decision made by an official of the City, unless the decision to appeal has been first taken up with the official rendering the decision.

1-4-303: TIME WITHIN WHICH APPEAL PETITIONS MUST BE FILED; WITHDRAWAL OF APPEAL PETITIONS:

A. Any appeal petition for a Housing Development Project shall be filed with the city clerk within fourteen (14) calendar days after the date of the decision. In the event the last day of the filing period falls on a nonbusiness day, the appeal period shall be extended to include the next business day. The timely filing of the appeal petition is jurisdictional. The fee schedule for appeal petitions shall be approved by the Council and maintained on file by the director of finance. The effectiveness of any decision that is timely appealed shall be stayed until a final decision on the appeal is rendered and all administrative appeal periods have expired.

B. If an appeal petition seeking City Council review of a decision, filed pursuant to subsection A of this section, is withdrawn at any time prior to the City Council decision on the appeal petition, then subsequent to such withdrawal, the City Council may review the decision upon receipt by the City Manager of written requests from two or more City Council members requesting a hearing on the decision during a fourteen (14) calendar day period following withdrawal of the appeal. If the City Council orders a review of such a decision, the effectiveness of such decision shall be stayed until City Council review is final.

1-4-304: CONTENTS OF APPEAL PETITIONS:

Every appeal petition for a Housing Development Project shall contain a statement of the facts upon which the appeal is based in sufficient detail to enable the appellate body to understand the nature of the controversy, the basis of the appeal, and the relief requested.

1-4-305: STAYS PENDING APPEALS:

Upon the filing of an appeal petition for a Housing Development Project, the effectiveness of any permit, entitlement to use, or other right granted by the decision appealed from shall be stayed pending a final decision by the appellate body.

1-4-306: CONSIDERATION OF APPEAL PETITIONS:

After an appeal petition is filed in accordance with this article, the City Manager shall set the matter for a hearing before the City Council when the Council is the appellate authority, or, the Community Development Director shall set the matter for hearing before the appropriate Commission when a Commission is the appellate authority. At least twenty (20) days prior to the hearing, written notice shall be mailed to the appellant and to other persons who appeared and addressed the board, commission, or official at the prior hearing on the matter, and such other notice as required by law for the decision being reviewed shall also be given.

1-4-307: HEARINGS BY THE APPELLATE BODY:

Hearings on appeals of any act, ruling, or determination of any commission, board, or official on a Housing Development Project pursuant to this Article are subject to the same rules as hearings for any other Administrative Decision as set forth in Section 1-4-106, of this Chapter.

1-4-308: DECISIONS BY THE APPELLATE BODY:

The appellate body may reverse, affirm, or modify the decision or may make such decision or determination as may appear just and reasonable in the light of the evidence presented.

1-4-309: FINDINGS BY THE APPELLATE BODY:

The appellate body shall adopt written findings that include the reasons for the appellate body's decision, including but not limited to, findings of fact required by the Code sections or ordinance upon which the appeal is based."

Section 6. CEQA. The City Council finds and determines that this Ordinance is not subject to the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the procedural amendments in question may have a significant effect on the environment.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 8. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 9. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: September 17, 2024
Effective: October 18, 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

WE PUBLISH DBA's, SUMMONS
NAME CHANGE, BIDS
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Classifieds

ANNOUNCEMENTS

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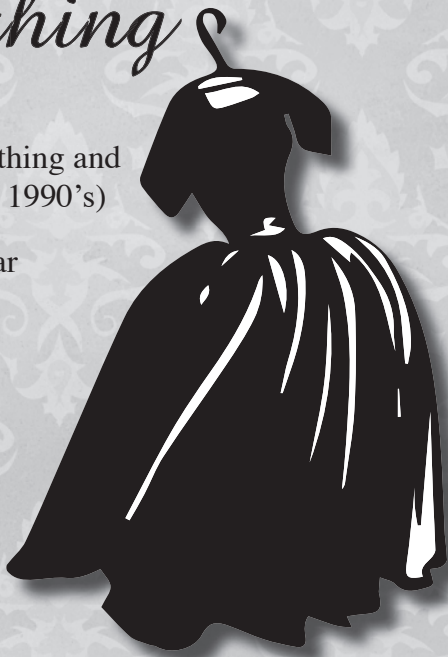
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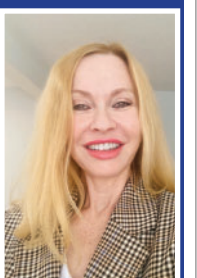
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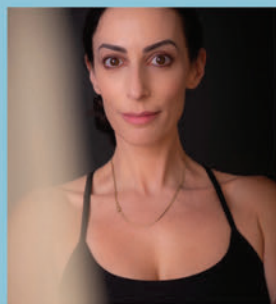
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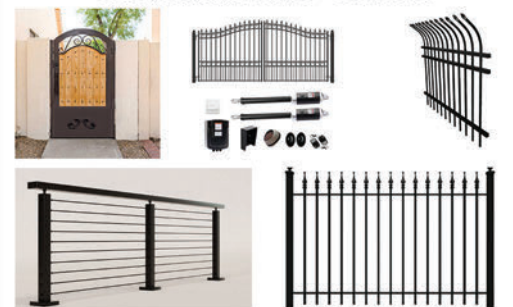
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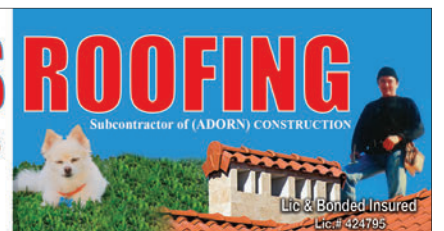
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