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THE WEATHER, BEVERLY HILLS CA

☁ Friday	63° 48°
☁ Saturday	64° 47°
☁ Sunday	65° 45°
☁ Monday	67° 46°
☁ Tuesday	67° 49°
☁ Wednesday	73° 50°
☁ Thursday	74° 51°

Court Rules for City in DuPont Case

BY ANA FIGUEROA

A Los Angeles County Superior Court has granted the city of Beverly Hills' special motion to strike nearly all of the claims in the case filed last year by DuPont Clinic, PC, et al ("DuPont"). As previously reported by the Courier, DuPont alleges that the city interfered with its efforts to open a reproductive healthcare clinic on Wilshire Boulevard due to pressure from anti-abortion groups. In 2023, DuPont sued the city as well as

several individuals in their official capacities ("employee managers") alleging, among other actions, that the city improperly withheld permits for the premises and pressured the landlord Douglas Emmett to rescind DuPont's lease.

The DuPont complaint alleges causes of action for tortious interference with contractual relations and related claims and for negligent and intentional misrepresentation. DuPont has filed a separate breach of contract claim. **See DUPONT, page 5**



Photo courtesy city of Beverly Hills

Mayor Lester Friedman along with Vice Mayor Nazarian, Councilmembers John Mirisch and Mary Wells welcomed attendees at the opening night reception and dinner to launch the Mayors Summit Against Antisemitism in Beverly Hills. See story on page 4 with additional reporting planned for the Courier's Dec. 20 issue.

Supervisors Begin Measure G Implementation

BY JULIANNA LOZADA

The Los Angeles County Board of Supervisors began the first steps to implement Measure G – the ballot measure narrowly passed during the Nov. 5 General Election—which will expand the LA County Board of Supervisors and introduce additional ethics and accountability reforms to county governance. The measure was introduced by Supervisor Janice Hahn and LA County Board of Supervisors Chair Lindsey Horvath, whose district includes Beverly Hills.

The measure, approved by 52% of voters, is the first major change to the structure of LA County's government in over 100 years, when voters approved a new charter in 1912.

By putting Measure G in front of voters, Horvath cited that the current county



Photo courtesy LA County Board of Supervisors Photography Unit

The LA County Board of Supervisors

government structure of five members was not sufficient to accommodate LA County's expansive population of 10 million people.

Measure G introduces a comprehensive reform of the Board of Supervisors. **See MEASURE G, page 5**

Council Considers 2025 Priorities

BY SELINA KAUSAR

Members of the City Council discussed a range of matters at their Dec. 10 Study Session. Discussions included changes to the Community Assistance Grant Funding (CAGF) program alongside a list of strategic priorities for the year ahead.

The city's CAGF program aims to provide needed social services to members of the community. The program was initially created decades ago, and so may require updating to allocate funds more efficiently and better reflect the needs of society at present. In late 2023, a report was presented to the Council Social Services Ad Hoc Committee looking at the role the CAGF program plays in delivering social services. Accordingly, the Study Session discussion built on these recommendations to propose further changes.

Vice Mayor Sharona Nazarian and Councilmember John Mirisch recommended a CAGF hiatus over the fiscal year 2025-26, which the committee agreed to. As a result, 12 of the current CAGF partners will be placed on a contractual and funding hiatus for the upcoming year. Seven of the current CAGF partners will be transitioned to "as-needed, not-to-exceed" community service provider contracts for approximately \$1.7 million. In addition, \$100,000 of the CAGF budget will be reallocated to the Community Services Department for cultural service providers.

See STUDY SESSION, page 9

Two Black Teachers File Claims Against BHUSD

BY SEAN BECKNER-CARMITCHEL

Two Black teachers have filed an Administrative Claim with the Beverly Hills Unified School District (BHUSD). The claimants are Bella Ivory and an unnamed male, both teachers at Beverly Hills High School. The claim filed by attorney Bradley C. Gage alleges that the teachers have "been subjected to discrimination, harassment and retaliation in the form of racial comments, including being called the N-word."

Gage announced the action at a press conference this week outside BHHS.

Ivory has previously gone on the record about her experience. **See BHUSD, page 10**

Courier Calendar

NOW - DEC. 21

**GEFFEN PLAYHOUSE:
“WAITING FOR GODOT”**

**WED.-FRI. 8 P.M.
SAT. 3 P.M., 8 P.M.
SUN. 2 P.M., 7 P.M.**

Geffen Playhouse presents “Waiting for Godot” starring Aasif Mandvi and Rainn Wilson. As Vladimir and Estragon wait and wait for the arrival of the elusive Godot, a cast of mysterious misfits interrupt their endless vigil in Samuel Beckett’s tragi-comic masterpiece that has captivated audiences for decades. Timeless and multi-layered, “Waiting for Godot” changed the course of contemporary drama and remains as resonant and riveting as ever. The runtime is 2 hours, 30 minutes, including one intermission. Tickets range from \$57 to \$159. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles. geffenplayhouse.org

DEC. 14

**THEATRICUM BOTANICUM:
“HOLIDAY FAMILY FAIRE”**

11 A.M.-5 P.M.

Theatricum Botanicum’s outdoor venue in Topanga transforms into a winter wonderland for the company’s fourth annual “Holiday Family Faire,” where carolers, singing madrigals and other performers will roam the grounds, Theatricum company members will tell winter holiday stories from a variety of traditions, Santa and Mrs. Claus will be available to take family photos, an artisan marketplace will offer holiday gifts and crafts and festive food and drink will be available for purchase. General admission to the faire is \$20 for ages 16 and up, \$10 for kids aged 5-15 and free for children 4 and younger. Theatricum Botanicum is located at 1419 N. Topanga Canyon Blvd., Topanga. theatricum.com/holiday-family-faire

DEC. 14

**ROOFTOP CINEMA CLUB
FIRESIDE FILMS: “THE NIGHTMARE
BEFORE CHRISTMAS,” “NATIONAL
LAMPOON’S CHRISTMAS VACATION,”
“THE NIGHT BEFORE”**

5:15 P.M., 7:45 P.M., 10:30 P.M.
Rooftop Cinema Club, as part of its “Fireside Films” series, presents screenings of six holiday season films. Tim Burton’s “The Nightmare Before Christmas” kicks off Dec. 14 at 5:15 p.m. The classic comedy “National Lampoon’s Christmas Vacation” follows at 7:30 p.m. on Dec. 14. “The Night Before,” a comedy featuring Joseph Gordon Levitt, Anthony Mackie and Seth Rogan closes out on Dec. 14 at 10 p.m. Tickets are sold in pairs, include a warm seasonal beverage, personal wood-burning heater, and are offered as Adirondack chairs (\$34.50) or loveseat configurations (\$39.10). Rooftop Cinema Club is located at 888 S. Olive St., Los Angeles. Self-parking is available across the street at the corner of South Olive Street and West 9th Street. rooftopcinemaclub.com

NOW - JAN. 20, 2025

**ICE AT SANTA MONICA
SUN.-THURS. 11:30 A.M.-9:30 P.M.
FRI.-SAT. 11:30 A.M.-11 P.M.**

The rink will once again transform the corner of Fifth Street and Arizona Avenue into a winter wonderland, bringing ice skating to the beachside community through Jan. 20, 2025. From special treats and concessions to private party tents and fun-themed skate nights, there’s something for everyone. Admission is \$22 for a 60-minute session, including skate rentals. The rink will be open daily, with extended hours on Fridays and Saturdays. More information is available online. iceatsantamonica.com

DEC. 15

**GEARYS BEVERLY HILLS:
“SUGARPLUM SUNDAY”
11 A.M.-1 P.M.**

Celebrate the holiday season with a festive meet-and-greet featuring the cast of Westside Ballet’s “The Nutcracker.” Enjoy photo opportunities with dancers in costume, including the enchanting Sugar Plum Fairy, and revel in the holiday spirit under the stunning Gearys tree. Gearys is located at 351 N. Beverly Drive, Beverly Hills. gearys.com

DEC. 15

**FIRST CHURCH OF CHRIST,
SCIENTIST, BEVERLY HILLS:
HOLIDAY FELLOWSHIP EVENT
11 A.M.**

On Dec. 15, the First Church of Christ, Scientist in Beverly Hills is holding a Holiday Fellowship Event for the Community. This will include a Sunday Service followed by a light lunch catered by Urth Caffe at noon. A 50-minute piano recital follows, during which Kamilla K. Bendersky will perform pieces by Brahms and Rachmaninoff. All are welcome to attend both the service and recital or both if seats are available. This year is the 100-year anniversary of this Beverly Hills Christian Science Church, located at 141 S. Rexford Drive, Beverly Hills. christiansciencebeverlyhills.org

DEC. 15

**SKIRBALL CULTURAL CENTER:
HANUKKAH FESTIVAL
12-5 P.M.**

The Skirball Cultural Center invites guests to gather with family and friends to make new memories at the annual Hanukkah Festival. Beloved klezmer rockers “Mostly Kosher” return to headline this year’s festival with joyful rhythms, and Skirball

Storytellers bring the timeless Hanukkah story to life with a theatrical performance featuring music and puppetry. Between performances, visitors can take a spin in the Dreidel Lounge, grab a plate of latkes and jelly doughnuts, strike a pose in a holiday-themed photo booth, get creative and make their own wearable Hanukkah Lamp, view the award-winning short, “Blewish,” join a storybook reading, or shake a leg at a dance-a-long created just for little ones. At sundown, attendees may join their light with Skirball’s for a unique candle lighting that celebrates community and hope in advance of the holiday season. Tickets are \$20 for general admission, \$15 for seniors and full-time students, \$13 for children 2-17 years old and free to Skirball members and children under 2. The Skirball is located at 2701 N. Sepulveda Blvd., Los Angeles. skirball.org

DEC. 21

**THEATRE 40: “HOLIDAY SHOW”
3 P.M.**

On Dec. 21, Theatre 40 will be presenting its Holiday Show at the Westwood branch of the Los Angeles Public Library. It is located at 1246 Glendon Ave., Los Angeles, near the corner of Wilshire and Westwood Blvd. Theatre 40 actors Kevin Dulude, Daniel Leslie, Melanie MacQueen and LeeAnne Rowe will be reading humorous and heartwarming tales of the season. Among the authors represented are Joan Didion, Lemony Snickett, Kenneth Grahame, and Laurie Lee. Admission is free and cookies will be served. This is a non-ticketed event and no reservations are necessary. theatre40.org

DEC. 24

**THE MUSIC CENTER:
“L.A. COUNTY HOLIDAY
CELEBRATION”
3-6 P.M.**

The 65th annual L.A. County Holiday Celebration offers Angelenos of all ages the opportunity to honor the dynamic, rich cultures of the county and experience the spectacular show like never before. Viewers can enjoy a diverse lineup of 28 L.A.-based artists, including many past favorites and some exciting new talent, presented with a fresh look and feel to welcome a new generation of audiences. With performances by choral groups, dance troupes, music ensembles and new artistic genres this year, such as a circus act and a marionette performance, the Holiday Celebration brings holiday cheer to all who attend and into the homes and hearts of all who tune in. See the L.A. County Holiday Celebration live at The Music Center’s Dorothy Chandler Pavilion or watch it on PBS SoCal/stream online at pbsocal.org. Admission is free with a ticket reservation. The Music Center is located at 135 N. Grand Ave., Los Angeles. musiccenter.org



Photo courtesy Gearys Beverly Hills

Cast members of “The Nutcracker” will take part in Sugarplum Sunday at Gearys on Dec. 15. Pictured (standing from left): Chloe Meyer, Eema Kaye, Luna Soleil Alatorre; on floor (from left) Spencer Collins and Elle Shim

MAXIMIZE YOUR CHARITABLE GIVING WITH APPRECIATED ASSETS

By Steve Gamer

If you own appreciated stock or crypto currencies like Bitcoin, you have a smart, tax-efficient way to make a bigger impact with your charitable giving. By donating appreciated assets directly to charity, you can avoid capital gains taxes and maximize your gift's value.

clients use appreciated stock for their charitable contributions for decades. We handle all the details; you simply transfer the stock—usually into a Donor Advised Fund, an increasingly popular charitable giving account—and we handle the rest.

“Now is an ideal time to leverage the advantages of appreciated assets for charity.”

Here's why it's a smart move:

- **TAX BENEFITS**

When you donate appreciated stock or crypto that you've held for over a year, you won't pay capital gains tax on the growth. Plus, you'll get a tax deduction for the full market value of the stock.

- **INCREASE YOUR CHARITABLE GIVING POWER**

Donating stock or crypto lets you give more than you could with cash alone. Since you're contributing assets that have appreciated, the value of your donation is often far greater than if you were to donate cash after taxes. This means your favorite causes receive a larger gift, helping you make an even bigger impact on the issues that matter to you.

- **IT'S EASY**

At the Jewish Community Foundation of Los Angeles—which oversees nearly \$1.5 billion of charitable assets—we've helped

With the stock market up significantly this year, now is an ideal time to leverage the advantages of appreciated assets and have more charitable resources to support your favorite causes.

- **READY TO GET STARTED?**

Contact The Foundation's experts today at **(323) 761-8704** or visit us online at **jcfla.org** to explore how donating appreciated assets can enhance your giving.

Please initiate any stock donations by mid-December to ensure a smooth donation process before year-end.



Donating
Appreciated
Assets



Donor Advised
Fund Benefits

MICHELLE'S STORY: A SIMPLE SWITCH THAT MADE A BIG DIFFERENCE

Take Michelle, for example. As an executive at a large media company, Michelle received stock grants as part of her compensation. Over the years, her shares had grown substantially, but selling them meant facing a hefty capital gains tax bill on the appreciation.

After talking to her advisor, she learned that by donating her appreciated stock instead of selling it, she could convert the full market value of her stock to fulfill her charitable ambitions and ultimately give more to charity without losing a chunk to taxes. Michelle now makes an annual donation of stock to her Donor Advised Fund, maximizing her charitable impact while enjoying significant tax savings. She's able to offer more support to causes that are close to her heart—all while keeping her cash flow intact.



*About the author:
Steve Gamer is
vice president of
advancement at the
Jewish Community*

Foundation of Los Angeles, which manages nearly \$1.5 billion in charitable assets and distributed \$177 million in grants in 2023 to causes locally, nationally and in Israel. He has 30 years of experience helping funders achieve their philanthropic vision.

THE **FOUNDXATION**
JEWISH COMMUNITY FOUNDATION
LOS ANGELES

THIS YEAR, COME HOME TO THE JEWISH COMMUNITY FOUNDATION.

Commission Recommends Permit-Only Parking on North Maple Drive



BY JESSICA OGILVIE

The Beverly Hills Traffic and Parking Commission on Dec. 7 unanimously recommended the establishment of a permit parking only zone on the 200 and 300 blocks of North Maple Drive, siding with residents of the area over the recommendation of city staff.

Existing parking regulations allow for two-hour parking between 8 a.m. to 6 p.m., except Sunday.

At the Dec. 7 meeting, the commission heard a presentation from Transportation Planning Analyst Christian Vasquez, public comment from two residents and an email See **TRAFFIC AND PARKING**, page 10

Mayors Summit Against Antisemitism Kicks Off in Beverly Hills



Photo courtesy city of Beverly Hills

Panelists on Dec. 12 included Beverly Hills Police Chief Mark Stainbrook and LA County DA Nathan Hochman.

BY BIANCA HEYWARD

The 2024 Mayors Summit Against Antisemitism kicked off on Dec. 11 with an opening gala at the Beverly Wilshire Hotel, where leaders from over 200 municipalities came together to collectively confront antisemitism and develop ways to promote tolerance at the local level.

The Combat Antisemitism Movement (CAM) hosted the event, which Beverly Hills Mayor Lester Friedman chaired. The gala marked the beginning of a three-day conference that included remarks from Peter Paltchik, the Israeli Olympic bronze medalist in Judo, Melissa Aviles-Ramos, Chancellor of New York City Public Schools, and others who shared their insight on the fight

against intolerance. The evening included an interactive art installation with cartoon comic panels inspired by the International Holocaust Remembrance Alliance's definition of antisemitism, as well as virtual reality programming from NGO ISRAEL-is, where guests were able to immerse themselves in the stories and experiences of five survivors of the Oct. 7 massacre.

Summit panelists on Dec. 12 included Los Angeles County District Attorney Nathan Hochman, Beverly Hills Police Chief Mark Stainbrook and Mayor Friedman. The Courier's Dec. 20 issue will contain a full report of the summit programming. ●



Photo by Bianca Heyward

The opening reception and dinner took place at the Beverly Wilshire on Dec. 11.

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DUPONT, from page 1

contract action against Douglas Emmett, which is still pending.

Earlier this year, the city and its employee managers filed a special motion to strike under what is commonly known as the anti-SLAPP statute (CCP 425.16). That statute confers “protected activity” status on a wide swath of official statements, including those made in connection with issues under consideration or review by an official body or proceeding.

The court ruled that most of the conduct alleged in the complaint fell into the category of a protected statement and as such, must be struck from the complaint. The ruling did not extend to allegations regarding the withholding of permits by the city, however.

“We are pleased that the Court has vindicated the city’s position through a neutral evaluation of the evidence,” said Mayor Lester Friedman in a statement.

“As the city has indicated time and again, it vigorously supports a woman’s right to choose and the decision to rescind DuPont Clinic’s lease was not made by the city of Beverly Hills. We welcome future medical facilities that offer complete reproductive health services to Beverly Hills.”

A statement from DuPont indicated, “DuPont is very disappointed with the Court’s ruling today, especially in light of the complaint filed by the California Attorney General that points to clear wrongdoing on the part of the city of Beverly Hills. DuPont remains committed to its claims against the city of Beverly Hills and believes that the merits of its case will ultimately prevail.”

As of press time, the next procedural steps in the case—including an appeal by DuPont—are not clear. The city has indicated it intends to pursue its attorney’s fees in the matter and the Courier will continue to report on all future developments. ●

MEASURE G, from page 1

set of reforms designed to enhance governmental transparency, accountability, and representation through amending the LA County Charter. These include prohibiting county officials from lobbying the county two years after leaving service, creating a Director of Budget Management and a County Legislative Analyst, and requiring departments to present their annual budget in public hearings. To oversee the implementation of these changes, Measure G calls for the creation of a Governance Reform Task Force who will consult with the public and key stakeholders. These provisions aim to reduce potential conflicts of interest and maintain the integrity of public service.

Though the changes are drastic, it will be carried out through a methodical 12-year process. By 2026, the Board will establish an Ethics Commission led by its Commission Officer. In 2028, LA County will hold its first election for the County CEO. Following the 2030 independent redistricting process, the Board of Supervisors will officially expand by four seats in 2032—part of Measure G’s intent to ensure broader representation for LA County’s diverse population.

The first step the Board took toward Measure G implementation was at its Nov. 26 meeting, where the Board unanimously approved a motion introduced by Horvath and Supervisor Hilda Solis establishing the 13-person Governance Reform Task Force.

“Our desire has always been and continues to be that we bring all voices into the conversation,” said Horvath. “I couldn’t dream of a better group of leaders to effectively and thoughtfully facilitate this transformation that Measure G initiates.”

The Governance Reform Task Force will lead the rollout of a number of changes set forth by Measure G. Its primary responsibilities include establishing the Independent Ethics Commission, developing a budget

and staffing proposal for the expanded nine-member Board, creating a proposal and timeline to establish a Charter Review Commission, which will meet every 10 years to review the LA County charter, and creating a transparent process to publicly post board motions five days before official action.

In order to prepare the county government to transition according to the new charter amendments, the task force will instruct Edward Yen, the Executive Officer of the Board of Supervisors, and make recommendations on implementing changes to the county charter based on the provisions of Measure G. Additionally, it will research and analyze the county’s current government structure.

The final motion passed at the Nov. 26 Board meeting calls for an application process for those wishing to serve on the task force. The supervisors will then each appoint a member, who will select five at-large applicants from the business, county, government, and community sectors, and three members nominated by three labor groups, including the Coalition of County Unions, Los Angeles County Federation of Labor and the Service Employees International Union Local 721. Additionally, two members of the commission must be from unincorporated areas of LA County, and no more than two at-large members can reside in the same Supervisorial District.

By June 2025, the task force is expected to be fully seated, and they will continue working until Measure G’s complete implementation in 2032, overseeing the sweeping transformation of LA County governance throughout this 12-year process.

“This is the beginning of a new chapter for Los Angeles County governance—one where transparency, accountability and public engagement are at the core of our work,” said Horvath. ●

Breathe Southern California Receives Proclamation from the City of Beverly Hills

In recognition of its contributions to promoting clean air and healthy lungs, Breathe Southern California was honored with a proclamation from the city of Beverly Hills during the Dec. 10 City Council Meeting.



Photo by Bucci Photography

Marc Carrel, president and CEO of Breathe Social (center), is pictured with Mayor Lester Friedman and the Beverly Hills City Council.


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Rotary Club of Beverly Hills Celebrates Centennial

The Rotary Club of Beverly Hills celebrated its 100th birthday at its annual holiday luncheon at the Beverly Hills Hotel on Dec. 9. The program included a tribute led by Janis Black Warner for her father, Beverly Hills resident and philanthropist Stanley Black, pictured below with Rotary Club President, Chief Greg Barton. Photos by Reggie Sully



Beverly Hills Women's Club Holds Holiday Luncheon



The Beverly Hills Women's Club (BHWC) held its holiday luncheon on Dec. 3. Attendees included (from left): BHWC Founders Circle Members Amanda Hill, Alison Kaplan, Rosetta Getty, with Barbara Tehranchi and Hannah An.

Beverly Hills Christian Science Church

Holiday Fellowship Event for the Community

Sunday, December 15th

Church Service at 11 a.m.

Subject: God the Preserver of Man

Readers: Debby Holcomb, Kelly Turner; Pianist: Amelia Thompson; Soloist: Sam Capella

Order of Service:

- Prelude (begins 10:50): J.S. Bach "Sonatina" from BWV 106, "Lo, How a Rose E'er Blooming;" • Hymn • Scriptural selection • Prayer • Hymn • Announcements
- Solo: "How Firm a Foundation" - Arr. by Jenny Garlock
- Lesson-sermon - readings from the Bible, and correlative passages from Science and Health with Key to the Scriptures by Mary Baker Eddy
- Hymn • Closing citations • Postlude: "Go Tell it On the Mountain"

Light Lunch at 12 Noon

Piano Recital at 1 p.m.

12:55 - Information and Introductions

Piano works by Sergei Rachmaninoff and Johannes Brahms

+
George Frideric Handel

Arrangement from "The Hallelujah Chorus" of the Messiah

Performed by Kamilla K Bendersky

Where:

The church auditorium at 141 S. Rexford Drive
<https://christiansciencebeverlyhills.org>

Self-parking in the garage or on the street. Or after 12:15 in the lot across the street

You are welcome to attend the church service OR the recital OR both.

www.beverlyhillscourier.com

BodyTraffic—Flowing Smoothly



Photo courtesy of Guzmán Rosado

"Incense Burning on a Saturday Morning: The Maestro"

BY NEELY SWANSON

The Wallis in Beverly Hills is spearheading a dance renaissance in Los Angeles, forming strategic creative partnerships with the companies they present. Their most recent creative partnership is with BodyTraffic, a Los Angeles based contemporary dance company that soars into the stratosphere. A concert of their most recent work was presented on December 6 and 7th. This extraordinary troupe offered a platform of three different programs highlighting the exceptional skills of their highly trained and engaging dancers.

The innovative first piece, a world premiere, was called "Mayday," choreographed to the music of Buddy Holly, the rock 'n' roller who led the way in the rockabilly style with hits like "That'll Be the Day" and "Peggy Sue," just a few of the songs choreographed by Trey McIntyre. Both a playful homage to Holly's music and an ominous reminder of his death in a plane crash at the age of 22, McIntyre makes full use of the company's strengths. In unisex cropped gray suits, Holly nerdy horn-rimmed glasses, slapping rhythm on their bare stomachs, they moved in sync, flowingly to the music as they undulated in and out of formation, constantly followed by a toy airplane, manned by each dancer at various points in the piece, as a constant reminder of what will come. The smooth back-and-forth movements of elbows, legs, heads, arms, perfectly matched to the beats of the various songs, has you smiling from the beginning until the climax. This is choreography that highlights the range and training of the various dancers, with Chandler Davidson and his blonde buzzcut leaping and pirouetting gracefully with his seamless athleticism. Joan Rodriguez, ballet-trained in Cuba, was another standout. His extension and leaps were breathtaking. Katie Garcia, easily melds the worlds of ballet and modern, capturing the stage in her solos. Choreographer McIntyre made full use of each dancer's specialized training.

"I Forgot the Start," choreographed by Matthew Neenan, was a poetic ode to love

using the music of Sinéad O'Connor among others. The dancers were very good, coupling and uncoupling as the music by the various artists suggested, and that was, to a certain extent, the point of the piece with its theme of love and the loss thereof.

"Incense Burning on a Saturday Morning: The Maestro," the final performance of the evening, sent the company out on a high note. It wasn't so much the choreography by Juel D. Lane that excelled but, instead, it was the design of the composition that set it apart from almost anything you have seen or will see in the future. Lane was attempting to portray artist Ernie Barnes, a Los Angeleno, in his studio and it was the innovative lighting and video design that propelled this piece off the stage and into the audience. Opening on a single dancer, Ty Morrison as Barnes, in his studio, wielding a brush as he feigns painting on a canvas. As his hands move across that canvas, the glass-like scrim between the audience and him fills with the brushstrokes he is making to breathtaking effect. He continues filling the canvas and concurrently the scrim as his muse arrives in the form of dancer Alana Jones, voguing for the painter. Enter the corps, portraying both the wildly primary-colored paints and, eventually, the vibrant dancers swirling, leaping and surrounding the two as the artist's vision is realized and we see Barnes' most famous painting, "The Sugar Shack" take shape with the model and the paints becoming one with the characters on the canvas. The wildly free, yet coordinated undulating motions of the "paints" energizes the choreography and helps tell an enrapturing story.

This night was particularly celebratory as Artistic Director Tina Finkelman Berkett introduced each choreographer, sitting in the audience among those who would soon become their rabid fans. The enthusiasm of this crowd, many of whom had never before heard of BodyTraffic, built with each number, ending with standing ovations for the dancers and the choreographer, brought to the stage for a bow with the performers. ●

Holidays at Greystone Bring Festive Cheer



Photo by Madeleine Connors

Festivities at Greystone included a marionette show.

BY MADELEINE CONNORS

The annual Holidays at Greystone Mansion returned on Dec. 8 and Dec. 9 with a festive celebration featuring carolers, face painting and a meet-and-greet with characters from "Frozen" to usher in the holiday season. The popular event attracted more than 1,700 visitors over two days. Greystone Mansion was transformed into a winter wonderland, complete with a Christmas tree farm, holiday trimmings and even Santa's reindeer. Families enjoyed activities that included a Bob Baker Marionette Theater performance, writing letters to Santa and making decorations at a holiday craft village.

"We've been doing 12 shows a day, and every show is a new chance to engage with the audience," said Alex Evans, a puppeteer with the Bob Baker Marionette Theater. In front of a grey velvet curtain, the puppet cast included a ballerina, a dog shuffling across the stage and a polar bear ice-skating—much to the delight of the children. "It's a heartwarming opportunity for kids to interact with the puppets," Evans explained. "You have kids who are initially intimidated and then warm up to it. It's a wonderful holiday experience. It's great to see the whole family out together."

Ella and Adam St. Amand attended the event with their child and were charmed by the performance. "It's a lot of fun and interactive," Ella St. Amand said. "Kids are really paying lots of attention," she noted, observing the mesmerized audience.

In the crafting village, children had the chance to make festive items, such as watermelon crowns for Yalda and snowman popsicle sticks. The craft tables showcased holiday traditions from various cultures, including Feliz Navidad and Umoja-themed bracelets for Kwanzaa. The Beverly Hills Fire Department's Spark of Love hosted a toy drive and collected unwrapped toys.

Nami, the beloved Beverly Hills Police Department support dog, appeared at the event dressed as Santa Claus. "Nami is here as part of the police department to bring comfort, support and joy to all the families and kids

coming to Holidays at Greystone," said Nami's handler, Jackie Lynn. "Yesterday, we had a child who was having a rough time. He came over, started petting her and calmed down. He was able to enjoy the rest of the event."

Greystone Mansion was adorned with decorations from multiple cultures. Rooms were dedicated to Feliz Navidad, Kwanzaa and Hanukkah, with a special dreidel game for children. Carolers in traditional Victorian attire sang holiday favorites at the mansion's entrance and accepted visitors' song requests. "It's about bringing holiday cheer," said caroler Melissa Clein. "It's nice to see people smile."

Inside the mansion, children had the opportunity to meet Elsa and Anna from "Frozen," dressed in elaborate costumes with a winter wonderland backdrop. "We ask them for their names; we sign little autograph cards, trying to give them an immersive experience," said Marcelina Kalet, who portrayed Elsa. "Some of the teens and even young adults who were 8 or 10 when the film came out still recognize us," Kalet continued. "We still see the magic in their eyes. They still see us as part of their childhood era."

In the storytelling room, Andy Leinbach, manager of the children's department at the Beverly Hills Public Library, led children through storytime. "We have a selection of Hanukkah, Christmas and winter-themed stories," Leinbach said. "The highlight for me is definitely seeing the kids' grins when they really connect with a story."

In the Santa Claus room, children posed with Santa and marveled at an elaborate gingerbread house in the kitchen. Dressed as Mrs. Claus, Christine Mazanec described the event as an overwhelming success. "We're making gingerbread cookies, and there are gingerbread houses. It's a great experience," she said. "It smells like cookies, and there's just this warm, friendly feeling." Mazanec joked that her mother's maiden name is Claus, so playing the cheery character was her family legacy. A letter-writing station allowed children to send their holiday wishes to Santa. Miguel Garcia, dressed as Santa Claus, agreed that the event was the highlight of his holiday season. ●

Arts and Entertainment

‘September 5’—More Than a Date



Photo courtesy of Paramount Pictures

The cast of “September 5”

BY NEELY SWANSON

Move in on a reel-to-reel tape deck being threaded by hands that then turn to the next deck and the pins and heads, pinch rollers being threaded as tension arms are snapped up. Follow that with a closeup of a soundboard as the myriad switches are adjusted while the meter measures the decibel level and focus next on a bank of monitors, some of which reveal an empty anchor chair and others the hillside out the door. The motors are whirring, the wheels are turning, it’s fast, fast, fast. You are there, watching as the cameras and equipment are pushed into place, both inside and out, as they are being readied for the first live broadcast of the Olympic Games from Munich. The date is September 5, 1972 and overseeing it all is the boss, the not-yet-legendary but still intimidating *Roone Arledge*, as he prepares his ABC crew to make sure everything is in place. So begins “September 5” as the camera pans over the controlled chaos in the makeshift studio as he leaves the final preparations in the hands of *Geoff Mason*, the young production protégé of *Marvin Bader*, master producer, there to make sure the transition goes smoothly. Boots on the ground, *Jim McKay* is in the anchor seat, ready with his personal profiles of star athletes

from around the world and his coverage of the events themselves; star newscaster *Peter Jennings* is in the Olympic Village taking the temperature of the international delegations.

In the makeshift control room, the crew and producers banter back and forth as they watch *Mark Spitz* on screen winning his unprecedented 7th Gold medal as the German competitor cowered in a corner, crestfallen to have lost his favored event. Comments go back and forth about whether this so-called new Germany on display is only a thin veneer over its Nazi past. *Bader’s* comments are especially sharp as he’s from a generation where parents and siblings fought and other relatives died in camps. Taking offense is *Marianne Gebhardt*, their German interpreter, who says that much has changed. “Do your parents still say they knew nothing about what went on?” *Bader* remarks sarcastically. “We are not our parents’ generation,” she retorts. What starts out looking like a behind-the-scenes story about a sports broadcast will soon become something else entirely, an event that anyone old enough to watch the games that year will remember in an instant.

The scene is set, the players are in place. This unprecedented live-action coup is about to begin when shots are heard; not by everyone so they can’t yet be verified.

But then they are and all hell breaks loose. Unconfirmed rumors start circulating that an incident has occurred somewhere in the Olympic Village, specifically in the rooms assigned to the Israeli contingent. *Marianne* is called on to translate what she is hearing from a police bandwidth. Soon, the worst news imaginable will be confirmed by a coach of the Israeli team who was able to escape. Terrorists have taken the team hostage, vowing to kill one person per hour if Israel doesn’t release 200 prisoners held in Israeli jails.

And so begins the action, where, ironically, the plight of the hostage athletes takes a back seat to getting the story. The German police had not secured the village and now, too late, they were flooding the grounds like gulls fighting over a single crumb. It is apparent they have no idea what they are doing or how to negotiate with the terrorists, a splinter group of the PLO (Palestinian Liberation Organization) called *Black September*. The German military, trained in sniper actions and containment, are forbidden by their post-war Constitution from taking part in a civilian operation and can only give instructions to the helpless, incompetent and overwhelmed local police.

Knowing that the police will soon sweep all the press from the village, *Bader* and

Mason assess the situation and bring *Arledge* back from his break to lead them. He tells *Jennings* to hide from the police, gets the crew to move cameras and sound equipment outside the building to try to angle their shots toward the occupied building and appries ABC News at headquarters what is happening, telling them in no uncertain terms that he will not relinquish coverage to a news team reporting from the U.S. His sports team, working with *Jennings*, is in charge and will handle everything. He lets *McKay* know the situation and tells him to stay stationed in his chair and report what they feed him. It is what so many who lived through that broadcast remember: *Jim McKay* empathetically reporting on the news as it was happening.

The events occurring moment by moment are orchestrated behind the scenes by *Arledge* and his team. A cool head, one might almost say icy, *Arledge* is well aware of what is transpiring, but his primary focus seems to be on delivering the story as those around him, especially *Bader*, debate the ethics and morality of giving *Black September* unalloyed attention on screen. It had never occurred to any of them that the terrorists might be watching themselves and the reactions of others on the television in the athletes’ room.

And this is where “September 5” excels, in the moral and ethical gray area. Where does the responsibility for reporting the news and the responsibility for not making things worse intersect or in this case, collide? While telling this story in a straightforward manner, none of those questions are answered. What do you think about their actions? What might you have done differently in hindsight because hindsight is always misleadingly relied on. I have no answers and neither does the film. Did they break barriers? Of course. Was it worth it? There may be no one answer, but after September 5 there was no going back.

Directed by Tim Fehlbaum, who wrote the script with Maritz Binder and Alex David, “September 5” is a gut-wrenching film that flies towards its foregone conclusion. Fehlbaum’s opening on the machinery of production is an unusual sequence that builds speed before any of the main characters are introduced and continues moving forward at a lightning pace as the backstage crew moves the equipment into place and the producers begin interacting with the crew. With the exceptions of Peter Jennings and Roone Arledge, you will be unacquainted with the rest of the players,

some of whom existed, Bader and Mason, and some of whom are realistic depictions of who would have been there at the time.

The cinematography by Markus Förderer captures Julian R. Wagner’s claustrophobic production design perfectly. Working in a cramped space, Förderer puts you in the center of the action at all times. Peter Sarsgaard as Roone Arledge captures the quiet intensity of a man who would one day lead ABC News, not just ABC Sports. Looking not at all like Arledge, he still maintains that aura of authority that would lead a team under siege with the sangfroid necessary to go forward as others were questioning the rationale. Leonie Benesch as translator Marianne Gebhardt expresses the ambivalence of what the team is doing ethically as she tries to make sure they are aware of what is being said. Ben Chaplin as Marvin Bader has the gravitas of an elder statesman and the burden of being the moral center during the time the news is being broadcast, seemingly unfiltered, to the world. John Magaro, Geoffrey Mason, is fascinating as he handles the board and gives the orders to a crew working so quickly that they have no time to think about the right and wrong of their actions. Arledge is aware that there will be

no going back after this broadcast; Mason, new at his job, doesn’t have the bandwidth to think past the next time cut. The real coup, however, is that Fehlbaum was able to use the actual footage of Jim McKay reporting from the Olympics in 1972. Artfully cut and interspersed, it is the footage of the actual McKay that gives this film its basis in reality, elevating the performers “interacting” with the onscreen McKay to material substance.

The Olympic Games have been filmed and covered for many decades. Leni Riefenstahl’s “Olympiad” chronicled the games held in 1936 Berlin as Hitler stood in the stands to cheer on his chosen Aryans, only to be subverted by the otherworldly

feats of American sprinter Jesse Owens. The 1968 Olympics, held in Mexico City, are most remembered for the defiant stance of Tommy Smith and John Carlos who raised black-gloved fists on the winners’ podium to protest discrimination. “September 5” commemorates the games at a very low point in history. It is worth remembering; we should never forget. Already a Golden Globes nominee for Best Motion Picture-Drama, this movie is an unfortunate record that the more things change, the more they remain the same.

Opening Dec. 13 at the AMC Century City 15. ●



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.

NEWS

STUDY SESSION, from page 1

This is expected to result in anticipated savings of \$395,000 for the city's budget in the year to come.

The committee also reviewed a revised list of priorities for the fiscal year 2025-26. The top priority area concerned matters relating to the safety and health of the Beverly Hills community. Councilmembers discussed preparations for the opening of the upcoming Metro stations, such as establishing a Public Safety Center at the La Cienega Metro station alongside hiring and training additional BHPD sworn staff for this station. Plans were also laid out to develop a security model for the future Beverly station.

The implementation of new technologies to support public safety was another strategic priority set for the upcoming year. Such technologies include cloud migration and upgrades for the Beverly Hills Police and Fire Departments’ records management systems, enhanced drone coverage and AI-based digital forensic software such as automated license plate readers or video searching tools.

Mirisch highlighted the need for equal CCTV camera coverage throughout the city as part of the enhanced safety plans. He stated, “There are parts of town, like in the southeast, where there are no cameras, and the residents there are concerned.” Councilmember Craig Corman suggested that the work plan item on expanding CCTV cameras could be amended to say, “Continue to expand number of closed-circuit TVs equally throughout the city.” Ultimately,

Mayor Lester Friedman concluded that quality is more important than quantity when it comes to camera placement and that camera locations should be decided on an objective basis, taking into account crime and accident data collected by the police department.

Some initiatives were raised for discussion but postponed for determination at a later date, such as the Recreation and Parks Commission’s plans for the construction of a new shade structure for the dog park. Councilmembers also discussed conducting a comprehensive class and compensation study, as the last one was done in 2012. The City Council was generally supportive of this, but decided to have staff bring it forward as a budget enhancement request for further consideration in the future.

The key priorities around housing saw the council emphasize the importance of maintaining certification of the city's housing element. The Virgin Records building on Foothill Road served as a divisive issue—the building is deteriorating and requires significant work to be maintained should the city decide to keep it as is. The next steps regarding this matter were marked as a priority to be discussed further.

Councilmembers agreed to consider environmental stewardship as a strategic priority for 2025, with the Climate Action and Adaptation Plan (CAP) currently under evaluation by the council. Also under evaluation is the implementation of the Complete Streets Plan. This plan includes projects such as crosswalks at the six-way

intersection, Le Doux Road and Wilshire Boulevard and on Coldwater Canyon as well as mid-block crossings at La Cienega Park and La Cienega Boulevard north of Wilshire between Wilshire and Clifton Way.

Alongside changes to the CAGF program and priority setting, councilmembers also discussed using the retrofitted space in City Hall for additional purposes, emphasizing the importance of efficient use of resources. Vanity Fair's request for street closures and

fee waivers for their Academy Awards dinner in March 2025 proved a hotly debated topic, with a suggestion for a \$30,000 donation that could be used as a contribution to the Oct. 7 Memorial Fund. The Council also considered Dick Clark Productions' fee waiver request for the Golden Globes, clarifying that it covers permit fees and not personnel costs. The City Council agreed to the waiver, noting the additional benefits such as red-carpet access. ●

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BHUSD, from page 1

with allegations of racism. As set forth in the Courier's Nov. 15 issue, she and several members of the Black Student Union spoke out at the Nov. 12 BHUSD Board meeting. They recounted experiencing racially based harassment by students involved in a boisterous pro-Trump rally on campus.

As described in the administrative claim, "In early November, 2024 on the day of the election students marched through the halls carrying Trump flags. They congregated in front of the a Black Student Union meeting being lead by Ms. Ivory. The mob of kids were outside her door. Some of the kids had on MAGA hats. one of the kids tried to open the door, causing fear and apprehension. Because of the assault and mob, Black students said they felt like it was the KKK trying to break into their meeting. ... Bella was also called a 'Nig**r bitch' by a female student in her Tik Tok post after the mob came to Bella's classroom and Black students have consistently been called the N-word face to face."

The claim adds, "While there have been various prior complaints about discrimination, the Administration has done nothing to stop these blatant acts of racism."

In fact, the administrative claim singles out one member of the faculty, stating, "Athletic Director Tim Ellis often used the N-word at the school and in front of teachers/coaches."

The claim adds, "Harassment continues through the present. On or about April 22, 2024 Students from BHHS posted a video called 'Normans PSA' showing how nice beautiful and clean the cafeteria looked in the morning. The two white students then say 'Let's fast forward to lunch.' The two white girls zoom in on a

table where Black students are enjoying their lunch. The white girls say, 'This is disgusting, I am repulsed' ... Obviously, the girls zooming in on Black students eating making the place 'disgusting' perpetrates racial stereotypes and prejudices harking back to Apartheid and 'separate but equal' which was anything but equal."

At the press conference, Gage said that he has been contacted by parents in the school system with additional stories asking to be represented.

He also noted at the press conference that Ivory is currently on leave.

"On Dec. 9 we filed a complaint as a precursor to a lawsuit with the school. And then on Dec. 10 we received a notification that the school is now going to investigate Bella for alleged wrongdoing. We're not stupid. When the investigation comes one day after the complaint, that's pretty obvious retaliation," Gage said.

In response to these two new administrative claims, BHUSD Superintendent Dr. Michael Bregy released a statement indicating, "We do not have evidence that suggests that there was racism at the recent spirited demonstrations however BHUSD has implemented proactive measures to ensure that any concerns related to racism and antisemitism—perceived or real—are addressed promptly and effectively."

The statement added, "The district remains focused on ensuring that our schools remain spaces of learning, growth, and mutual respect. Allegations stemming from external events, such as political demonstrations, are taken seriously and assessed within the context of our commitment to student safety and community harmony." ●

TRAFFIC AND PARKING, from page 4

Vasquez reported that city staff conducted a parking occupancy study on Oct. 8 and 9 between the hours of 6 p.m. and 1 a.m. They found that the 200 block of North Maple Drive had an average parking occupancy of 17%, and the 300 block had an average parking occupancy of 23%. On Oct. 8, between 8 a.m. and 4 p.m., the 200 block had an average occupancy of 24% while the 300 block had an average occupancy of 27%. Parked vehicles were owned by a mix of residents and non-residents.

Based on those findings, city staff recommended the establishment of a preferential parking permit zone with two-hour parking between 8 a.m. and 6 p.m. for non-residents, and permitted parking-only between the hours of 6 p.m. and 2:30 a.m.

In their comments, residents Sherman Gardner and Frank Heller stated that such regulations would not address their concerns or the concerns of their neighbors, which have as much to do with available parking as with safety and littering.

Citing recent robberies in the area, Gardner said that his family has been among those victimized.

"There have been many incidents in our area," he told the commission. "At the corner of Elm and Dayton, there was a robbery at gun-point where a man was held up in his driveway. Another incident was at Burton Way and Maple. And unfortunately, my family, our house was robbed. And I must tell you, it's something that you just never forget."

Heller added that the findings of city staff did not match his experience. Suggesting that

the percentage of occupied parking spots found by city staff was lower than average, he noted that cars also tend to stay parked beyond the existing two-hour limit.

"Frequently, what we will have is any number of cars that are parked on the street for as long as you can possibly imagine, because no one comes around to ticket those vehicles, no one comes around to check if that vehicle has been there two minutes or 5½ hours," he said. "There is no parking enforcement."

In response, Commissioners Sharon Ignarro and Hadar Geller and Vice Chairperson Karen Afra-Maghen noted that the residents' request for permit-only parking, which is also called no parking any time, seemed reasonable.

Afra-Maghen said she has seen some of the problems firsthand.

"It makes it difficult to be residents on a block that has a lot of commuter parking, and I understand," she said. "It happens on my block too, and they leave a ton of rubbish. They just drop it on the ground right in front of my house, and I have to pick it up."

Ignarro suggested increased parking enforcement in the area, as well as the implementation of permit-only parking.

"In the south side, in the streets that are adjacent to commercial, they're mostly 24-hour restricted," she said. "So, I don't see a reason why [North Maple Drive] shouldn't also have a 24-hour restriction."

Residents' petitions for updated regulations were received by the city in October, with the support of a majority of homes on both blocks.

The commission's recommendation is expected to go before the City Council in January. ●



NOTICE OF ADOPTION OF ORDINANCE NO. 24-O-2904

The City Council of Beverly Hills, at its regular meeting held on **Tuesday, December 3, 2024**, at 7:00 p.m., in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, adopted Ordinance No. 24-O-2904 entitled:

AMENDING BEVERLY HILLS MUNICIPAL CODE 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)

Summary of Ordinance No. 24-O-2904

This is a summary of the above-entitled ordinance of the City of Beverly Hills. This summary has been prepared and published in accordance with the requirements of Government Code Section 36933.

The ordinance satisfies the requirements set forth in Housing Element Implementation Programs 11.1, 11.5, and 11.7, which require various changes to the Beverly Hills Municipal Code (BHMC) to remove constraints for specialized types of housing, including housing for persons with disabilities. The ordinance includes the following changes as required by the Housing Element and state law:

- Addresses replacement housing requirements for the redevelopment of sites included in the Housing Element 2021-2029 sites inventory;
- Updates definitions of "family", "single housekeeping unit", "single-family residence or dwelling", "transitional housing", "supportive housing", and other related definitions;
- Revises regulations and creates standards related to residential community care facilities to be consistent with state law, including allowing large residential community care facilities in all residential zones;
- Revises emergency shelter development standards consistent with state law, and identifies sufficient capacity for the establishment of emergency shelters by-right in the City; and
- Revises 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.

ENVIRONMENTAL REVIEW

The Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council found that the ordinance is exempt from CEQA because it can be seen with certainty that there is no potential for such ordinance to have a significant adverse effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3). Section 15061(b)(3) of Title 14 of the California Code of Regulations states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Amendments do not authorize construction and make minor changes to existing standards and land use limitations that apply to existing uses permitted in residential zones in the City and allow uses that are consistent with the residential uses currently permitted in such zones. Therefore, it can be seen with certainty that the ordinance has no potential to cause a significant effect on the environment and the Amendments are categorically exempt from further review under CEQA pursuant to Section 15061(b)(3), in addition to Section 15305 of Title 14 of the California Code of Regulations for minor alterations in land use regulations.

The Ordinance was unanimously approved and adopted on December 3, 2024, effective January 3, 2025. Those voting for or against adoption of Ordinance No. 24-O-2904 are as follows:

AYES:	Councilmembers Wells, Corman, Mirisch, Vice Mayor Nazarian, and Mayor Friedman
NOES:	None
ABSENT:	None
ABSTAIN:	None

A certified copy of the entirety of the text of this ordinance is available for review during normal business hours at the Office of the City Clerk Office located at 455 N. Rexford Drive, Beverly Hills, CA 90210, Second Floor, Beverly Hills, California.

Huma Ahmed
City Clerk



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

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Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Jealousy is a sharp teacher, revealing hidden desires in the heart. If envy graces you with its presence, welcome the visit and let it inform you; it's a guide to what truly matters to you, pointing you toward goals worth pursuing.

TAURUS (April 20-May 20). A challenge to your stance isn't necessarily a call to arms. Rather, see it as a cue to observe your environment more closely, tuning into the intentions and needs around you. This awareness will help you stay several steps ahead.

GEMINI (May 21-June 21). You'll find yourself questioning how you might improve things by using your time more wisely. This awareness transforms how you move through life, urging you to make each moment of attention count toward something greater.

CANCER (June 22-July 22). You don't have to know what someone's problem is to know that it exists, though it's not always worth getting into. One way to erase tension from your life is to simply walk away from the source. You are not the cause of this.

LEO (July 23-Aug. 22). A shift in perspective will open your heart to the people you don't understand. You don't have to understand someone to flow compassion their way. Laughable absurdity will abound, and your take will lift those around you.

VIRGO (Aug. 23-Sept. 22). Manage your resources, but don't be afraid to use them. Expect to misjudge it sometimes -- use too much, apply it in the wrong direction, spill a little... but being hyper-vigilant would be worse, causing undue stress. Go easy instead.

LIBRA (Sept. 23-Oct. 23). You'll take a break from your own problem to figure out someone else's. It's a rest for your mind, and the change of focus will lead to a breakthrough. Helping someone get where they want to go will win you friends, fans and business.

SCORPIO (Oct. 24-Nov. 21). You've a clever, playful way of acknowledging others. Not everyone shares your sense of humor, so it's possible to accidentally make someone feel self-conscious, but it's also worth the risk. No one said charm came without a price, and this is it.

SAGITTARIUS (Nov. 22-Dec. 21). Your truly efficient priorities and understated approach will be appreciated by the most intelligent people around. You have to

be without much ego to offer this to the world, and the keen observers of life know this, recognize you're one of them and gravitate to you.

CAPRICORN (Dec. 22-Jan. 19). Various forms of collecting will be a theme, and you'll capture bits of life in notes, feelings, pictures and more. The framing will be equally as important as the subject; context and display determine value, aesthetically and otherwise.

AQUARIUS (Jan. 20-Feb. 18). When you're lost, admit it right away. When

you don't have all the answers, that's your opportunity to laugh, check in and voice where you're at -- doing so may take you on a magical detour before guiding you back to the main road.

PISCES (Feb. 19-March 20). Praise often gravitates toward those who already have the spotlight. Practice the nobler art: noticing the unsung contributors and the overlooked hands behind the scenes. Acknowledging their effort creates a ripple of true appreciation in places it was missing.



This is Joey, a Chihuahua mix. He's 4 months old, 4 pounds and ready for a new home. To add this puppy to your family, please contact Kim Sill at Shelter of Hope at 310-770-3571.

shelterhopepetshop.org

Fun and Games

SUDOKU
12/13/24 ISSUE

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

SUDOKU ANSWERS
12/06/24 ISSUE

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

PUZZLE ANSWERS
12/06/24 ISSUE

REFS	FINE	MALL	OPER
UVEA	IRAN	JOLIE	BRAVA
BEEF	ADOBO	JORANG	AGLET
LEMON	SC	BASKET	BALLS
DAISY	HISS	NAAN	
INN	TIER	DAS	CDDRIVE
EGG	AMNESIC	IRA	ZAPP
HEN	NOTALOT	BARKEEPER	
ALUM	IDOL	OMGYES	EEO
ROMAN	RETELLS	RID	
DUBLINER	CID	BARGESIN	
ETA	STEADED	NECCO	
ALA	ENSUES	SUSS	DIET
SUBTRACTS	FTMEADE	SHE	
KNEE	HEH	LIBELER	SOL
ADMIRE	JAM	NEIN	OLE
PRAM	EVER	EGRET	
SEALO	FAPPRO	COMESAC	
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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
12/13/24 ISSUE

DRIVE AROUND THE BLOCK
BY JOHN LIEB / EDITED BY JOEL FAGLIANO

John Lieb is a high school mathematics teacher and football and baseball coach living in Boston. He is also the co-director of Boswords, a series of in-person and online crossword-puzzle tournaments. This is his first Sunday for The Times. He is particularly proud of his fresh clues for crossword staples, such as at 122-Across, 3-Down and 111-Down.

- ACROSS**
- 1 Smack
 - 5 Source of distress for a bull
 - 8 George Eliot's "___ Marner"
 - 13 Actress Barton of "The O.C."
 - 19 Home of Oberlin College
 - 20 Economist who wrote about an "invisible hand"
 - 22 Clear, in a way
 - 23 *Blemish on a vehicle
 - 25 Untroubled
 - 26 Small talks
 - 27 "___, me?"
 - 28 Things compared between Wordle solvers
 - 29 Norman Vincent ___, "The Power of Positive Thinking" author
 - 30 Joker
 - 31 Defeated
 - 32 *With 101-Across, extra level of intricacy
 - 35 *Like a weakly hit ground ball
 - 38 Lotion letters
 - 41 Clamorous
 - 42 Youth sports level
 - 43 Understand, so to speak
 - 45 "The Corsican Brothers" author, 1844
 - 47 Airer of annual "A Christmas Story" marathons
 - 49 ___ Plaines, Ill.
 - 51 Manage
 - 52 Americana symbol
 - 54 Decorate at a bakery
 - 57 Grumpy friend
 - 59 Flashes
 - 60 Once, old-style
 - 61 Clinch
 - 62 East Lansing sch.
 - 63 "Now!"
 - 64 Info provider at a crossroads
 - 68 Off, in mob slang
 - 69 Bests in a staring contest, say
 - 71 Not doing much
 - 72 Accept, as an excuse
 - 73 Rapper ___ Spice
 - 74 ___ Nationalgalerie, modern art museum in Berlin
 - 75 Diving bird
 - 76 Always, in verse
 - 77 Diamonds, informally
 - 78 Power line?
 - 83 Actor Elgort of "West Side Story"
 - 85 Ride the pine
 - 87 Address a gray area?
 - 88 Either of two wisecracking film critics in "Mystery Science Theater 3000"
 - 89 Dirty words?
 - 91 Co-star of 1952's "Moulin Rouge," familiarly
 - 95 Big name in travel mugs
 - 96 Summer on the Seine
 - 97 *Holding that's hard to convert to cash
 - 101 *See 32-Across
 - 102 Purveyor of lifeguard gear
 - 104 X exchanges, for short
 - 105 ___ metabolism
 - 107 Settled down for the night
 - 109 Seer's sphere
 - 110 Midwestern city where Pete Buttigieg was mayor
 - 114 Uselessly
 - 115 *1984 Sade hit
 - 117 "You pickin' up what I'm puttin' down?"
 - 118 Businessperson bringing in beaucoup bucks
 - 119 It goes with the flow
 - 120 Worked the land
 - 121 Like Sanskrit
 - 122 Digits rarely given out in a bar: Abbr.
 - 123 Exam on which Elle Woods got a 179 in "Legally Blonde"
- DOWN**
- 1 Bartlett cousin
 - 2 "Not gonna fly"
 - 3 Voice heard by millions worldwide
 - 4 Play down
 - 5 Russian country house
 - 6 Things to strive for
 - 7 Lilac or lavender
 - 8 One of 15 boycotting the 1984 Summer Olympics: Abbr.
 - 9 "That's already crossed my desk"
 - 10 John of "Footloose"
 - 11 Record label for Buffalo Springfield
 - 12 "Put a sock in it!"
 - 13 Inspiration for the Camaro and Firebird
 - 14 Xenon, e.g.
 - 15 Rocky debris
 - 16 *Expectation at the start of a hotel stay
 - 17 [Stop looking at your phone! Go!]
 - 18 Matures
 - 21 Hosts
 - 24 What a par 5 has never been, on the P.G.A. Tour
 - 28 Tre + tre
 - 30 Org. for John Cena and Roman Reigns
 - 31 Operate at a heavy loss
 - 32 Emmy winner born Alphonso D'Abruzzo
 - 33 Arrange, as hair
 - 34 Jettison
 - 36 Special ___
 - 37 Took control
 - 39 Mr. Bigglesworth, to Dr. Evil
 - 40 Winter morning phenomena
 - 44 Thompson of "The Marvels"
 - 46 Trickle
 - 47 Cold comfort?
 - 48 Leader of the Pink Ladies in "Grease"
 - 50 "I was wrong ... big deal!"
 - 53 Government investigation
 - 54 Positive votes
 - 55 "___ the day!"
 - 56 Comfort
 - 58 One leaving you in stitches
 - 64 Livestock feed
 - 65 "Your accusation is unfounded!"
 - 66 *Quickly moves past in conversation
 - 67 Tots, in Tijuana
 - 70 Villainous look
 - 79 "Cinderella" setting
 - 80 Toe the line
 - 81 Form of memorization
 - 82 Brouhaha
 - 84 0 to 100, maybe
 - 86 Mao ___-tung
 - 87 Courtroom figs.
 - 90 Straightened, as feathers
 - 92 Alternative to iOS
 - 93 Machine waiting to enter the middle of this grid, as suggested by the answers to the starred clues
 - 94 Bad sound to hear while biking
 - 98 Incongruous
 - 99 Volume options on an iPad?
 - 100 Gray-brown shades
 - 101 Cowardly Lion portrayer
 - 103 Song of David
 - 106 Unbending
 - 107 Musical phrase
 - 108 Fit for service
 - 109 Mideast sultanate
 - 110 ___ Na Na
 - 111 Guesses of interest in the cellphone lot
 - 112 Brilliant observation?
 - 113 "Phooey!"
 - 115 Eastern honorific
 - 116 Cable choice for film fans

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Police Blotter

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

ASSAULT - AGGRAVATED

11/24/2024, 2:54 p.m. at 9500 Block of BRIGHTON WAY

ASSAULT - SIMPLE

12/7/2024, 9:42 p.m. at 8400 Block of WILSHIRE BLVD.

BURGLARY - COMMERCIAL BUILDING

12/8/2024, 8 p.m. at 200 Block of S. REXFORD DRIVE

12/5/2024, 10:06 p.m. at 400 Block of N. RODEO DRIVE

BURGLARY FROM A MOTOR VEHICLE

12/7/2024, 4:15 p.m. at 9700 Block of WILSHIRE BLVD.

12/4/2024, 1:30 a.m. at 1700 Block of CHEVY CHASE DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

12/5/2024, 7 a.m. at 9300 Block of OLYMPIC BLVD.

12/5/2024, 6:55 a.m. at 300 Block of S. CRESCENT DRIVE

DUI ARREST

12/8/2024, 12:19 a.m. at CARMELITA AVENUE / N. OAKHURST DRIVE

12/6/2024, 1:40 a.m. at N SANTA MONICA BOULEVARD / N. RODEO DRIVE

MOTOR VEHICLE THEFT

12/9/2024, 2:18 p.m. at N LINDEN DRIVE / WILSHIRE BLVD.

12/5/2024, 12:07 a.m. at 200 Block of N. ALMONT DRIVE

THEFT OF AUTO PARTS

12/7/2024, 5:51 p.m. at BURTON WAY / ALPINE DRIVE

THEFT - GRAND

12/9/2024, 1:39 p.m. at 9600 Block of WILSHIRE BLVD.

12/8/2024, 4:59 p.m. at 9500 Block of BRIGHTON WAY

12/7/2024, 2:08 p.m. at 200 Block of S. LA PEER DRIVE

THEFT - GRAND (FROM VEHICLE)

12/4/2024, 10:30 a.m. at 8700 Block of GREGORY WAY

THEFT - PETTY

12/8/2024, 8:45 p.m. at 9300 Block of WILSHIRE BLVD.

12/8/2024, 5:22 p.m. at 9000 Block of WILSHIRE BLVD.

12/8/2024, 4:24 p.m. at 100 Block of N. WILLAMAN DRIVE

12/8/2024, 11:50 a.m. at 300 Block of FOOTHILL ROAD

12/8/2024, 10:38 a.m. at 500 Block of HILLCREST ROAD

12/7/2024, 4:11 p.m. at 300 Block of N. RODEO DRIVE

12/6/2024, 7:30 a.m. at BURTON WAY / N. MAPLE DRIVE

12/5/2024, 6 p.m. at 300 Block of N. PALM DRIVE

12/5/2024, 2 p.m. at 9400 Block of OLYMPIC BLVD.

VANDALISM

12/9/2024, 4 p.m. at 300 Block of SPALDING DRIVE

12/7/2024, 6 p.m. at 300 Block of S. WETHERLY DRIVE

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

12/6/2024, 11:34 a.m. at 500 Block of HILLCREST ROAD

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 Sealed Bid 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 Sealed Bid Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2024C)

Whereas, on Tuesday, September 24, 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 sealed bid auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Tuesday, December 17, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online sealed bid auction, the TTC will offer for sale and sell said properties on Wednesday, December 18, 2024, beginning at 11:00 a.m. Pacific Time, through Thursday, December 19, 2024, at 11:00 a.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online sealed bid auction at www.govease.com/los-angeles.

The only persons that are eligible to submit bids are owners of contiguous parcels or a holder of record of either a predominant easement or right-of-way easement.

Bidders are required to pre-register at www.govease.com/los-angeles and submit a deposit of 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of a wire transfer, cashier's check, or bank-issued money order at the time of registration. Registration will begin on Friday, November 22, 2024, at 8:00 a.m. Pacific Time and end on Thursday, December 12, 2024, at 1:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all properties "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 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 tfc.lacounty.gov or email us at auction@tfc.lacounty.gov.

The Assessor's Identification Numbers (AIN) in this publication refer 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.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on November 06, 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. 2024C)
1932 AIN 2385-011-026 SCHWEITZER, CLARE ET AL LOCATION CITY-LOS ANGELES \$250.00
1970 AIN 4371-018-011 SPANNHOFF, CHRISTIAN ET AL 10 NB PARTNERSHIP LOCATION CITY-LOS ANGELES \$250.00
CN112086 512 Nov 29, Dec 6,13, 2024

TS No.: P.191-118 APN: 4355-011-017 Title Order No.: 2491061CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/10/2023. 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: Whitaur Group LLC., A California Limited Liability Company Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 3/21/2023 as Instrument No. 20230177101 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/31/2024 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: \$4,908,518.12 Street Address or other common designation of real property: 1754 FRANKLIN CANYON DRIVE BEVERLY HILLS, California 90210 A.P.N.: 4355-011-017 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 auc-

tion, 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 P.191-118. 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 P.191-118 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: 11/14/2024 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd., Suite 108 Woodland Hills, California 91364 Sale Line: (916) 939-0772 Phone Number: 818-227-0100 Rita Terzyan, Trustee Sale Officer NPP0467898 To: BEVERLY HILLS COURIER 12/06/2024, 12/13/2024, 12/20/2024

Public Notices

ORDINANCE NO. 24-O-2905

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REVISE THE PROCESS PERTAINING TO THE GROUND FOR EVICTION BASED ON A FINDING THAT A TENANT IS A DISRUPTIVE TENANT AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

Section 1. In 2018, the City Council amended Chapter 6 of Title 4 of the Beverly Hills Municipal Code ("Code") to establish more comprehensive rent stabilization rules for the majority of rental units in the City that are subject to that Chapter of the Code, including regulations governing just cause evictions, and also amended Chapters 5 and 6 of Title 4 of the Code to include a new ground for eviction if a City Council Subcommittee finds that a tenant is disruptive.

Section 2. On June 18, 2024, the City Council conducted a duly noticed study session and determined that it would be appropriate to have determinations regarding whether a tenant is a disruptive tenant be made by a hearing officer instead of by a Subcommittee of the City Council and gave direction to Staff to prepare such an ordinance for consideration by the City Council.

Section 3. This Ordinance and the proposed changes to the disruptive tenant process were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that the revisions to the disruptive tenant process, including having those determinations made by a hearing officer instead of by a Subcommittee of the City Council, and the adoption of this Ordinance will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This exemption is applicable because this Ordinance is merely making administrative changes to the Beverly Hills Municipal Code that revise the disruptive tenant process to clarify and expedite that process. Therefore, it can be seen with certainty that this Ordinance and the proposed revisions to the current disruptive tenant process set forth in Chapters 5 and 6 of Title 4 of the Code have no potential to cause a significant effect on the environment.

Section 4. The City's Rent Stabilization Ordinance (RSO), which is set forth in Chapters 5 and 6 of Title 4 of the Beverly Hills Municipal Code, has been in effect since 2018. The RSO is more protective than the provisions of the state Tenant Protection Act (Civil Code Section 1946.1) because: (1) it includes greater restrictions on annual rent increases, and (2) it includes additional limitations on evictions, including not allowing tenants to be evicted so that a landlord may remodel a rental unit that is subject to the provisions of the RSO. The RSO provides an administrative process regarding an eviction for disruptive conduct by a tenant, which is a form of nuisance. Evictions for conduct that constitutes a nuisance are allowed by both the City's RSO and the state TPA. This ordinance only makes proposed administrative changes and clarifications to the disruptive tenant process.

Section 5. The City Council hereby repeals existing Section 4-5-514 and adopts new Section 4-5-514 of Article 5 of Chapter 5 of Title 4 of the Beverly Hills Mu-

nicipal Code to read as follows:

4-5-514: DISRUPTIVE TENANT:

A. A landlord may bring an action to recover possession of an apartment unit if the landlord or the landlord's representative submits an application to the City, and the City, either by a City hearing officer or by a hearing officer agreed to by the landlord and the alleged disruptive tenant ("the parties") and approved by the City, finds that the tenant is a "disruptive tenant." For purposes of this Section 4-5-514, a tenant may be found to be a disruptive tenant if:

1. The tenant or the tenant's guests or invitees repeatedly or continually disturb the peaceful and quiet enjoyment of one or more other tenants who occupy another rental unit or units in the apartment building where the tenant resides by unreasonable conduct, including, but not limited to, making or continuing, or causing to be made or continued, any loud, unnecessary, excessive, or unusual noise which unreasonably disturbs the peace and quiet or which unreasonably causes discomfort or annoyance to any reasonable person of normal sensitiveness.

The factors which may be considered in determining whether the tenant is a disruptive tenant shall include, but are not limited to: the volume of the noise; the intensity of the noise; the duration of the noise; the time of the day or night the noise occurs, and whether the noise is recurrent, intermittent, or constant; or

2. The tenant or the tenant's guests or invitees threaten, antagonize, harass, intimidate or bully, either in person or by use of oral, written or electronic communications, one or more other tenants who occupy another rental unit or units in the apartment building where the tenant resides by unreasonable conduct including, but not limited to, invasions of privacy, stalking, confrontations, and interference with egress or ingress to the tenant's unit or use of common areas; and

3. The disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the landlord or the landlord's representative.

B. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a hearing officer make a determination that a tenant is a disruptive tenant, as defined in paragraph A of this section. If the hearing officer issues a final determination finding that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with State law. If the hearing officer issues a final determination finding that the tenant is not a disruptive tenant, then the landlord or landlord's representative shall not file another application with the City alleging that the tenant is disruptive within one year of the date of the issuance of the hearing officer's determination. However, the hearing officer may shorten the one-year waiting period, if the hearing officer finds that the evidence in the record supports a reasonable inference that the alleged disruptive tenant may escalate or change his or her conduct such that the tenant would become a disruptive tenant.

1. Prior to filing an application with the City, the landlord or the landlord's representative shall:

(a) Give the alleged disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord or landlord's representative either shall deliver the notice to the tenant personally, send it to the tenant by certified mail, or post

it on the door of the tenant's unit. A copy of this written notice and proof of service of this written notice on the tenant shall be provided to the City as part of the application in order for an application to be found to be complete.

(b) Provided that the tenant does not cease the disruptive conduct within ten (10) days of the date of delivery of the notice required by subparagraph (a) above, give, by any of the methods set forth in subparagraph (a), a second written notice, on a form approved by the City, to all affected tenants, including the alleged disruptive tenant, offering to participate in mediation. Proof of service of this written notice on all affected tenants shall be provided to the City as part of the application in order for an application to be found to be complete.

(c) Within thirty (30) days of the delivery of the notice referred to in subparagraph (b), each affected tenant, including the alleged disruptive tenant, shall respond in writing to the landlord or the landlord's representative stating whether the tenant is willing to participate in mediation. Failure to respond within thirty (30) days shall be deemed to be a rejection of the offer to mediate. Any individuals wishing to participate in the mediation process may proceed to mediation. If an agreement is reached between the parties as a result of mediation, the mediator will encourage the participants to prepare, and can assist in the preparation of, a private written agreement for the parties to sign.

(d) The parties shall utilize the City's free or reduced-cost mediation service, if such service is offered by the City. If such service is not offered by the City, or if the parties agree to utilize a different mediation service, that alternative mediation service may be used instead. The landlord or the landlord's representative shall pay any charge by the mediation service for the cost of the mediation.

2. If the parties are unable to resolve the matter, or if the alleged disruptive tenant rejects or fails to timely respond to the mediation notice or to participate in the mediation process, then the landlord or the landlord's representative may proceed to file the application with the City and serve the alleged disruptive tenant. The landlord or the landlord's representative shall:

(a) Serve, by any of the methods set forth in subparagraph 1(a) of this Paragraph B, the alleged disruptive tenant with a copy of the application. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

3. The application shall set forth the name, address and unit number of the alleged disruptive tenant and shall describe specifically the tenant's conduct that the landlord or landlord's representative contends is disruptive, the dates, times and approximate duration of the disruptive conduct, the date or dates when the landlord or landlord's representative requested that the tenant cease the disruptive conduct, and a statement or declaration signed under penalty of perjury that the tenant has not ceased the disruptive conduct within 10 (ten) days of the date of the notice and shall include the written notices described in subparagraphs 1(a) and 1(b) of this paragraph B. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

4. The City shall schedule a hearing (but the hearing officer need not hold the hearing) within thirty (30) days of the filing of a complete application with the City, and

the hearing shall be held not more than sixty (60) days thereafter, unless either or both of the parties request a continuance. Each party shall be entitled to request a maximum of one continuance, unless the parties all agree to the continuance, or the City determines that extraordinary circumstances justify an additional continuance. The City shall send written notice of the hearing to the landlord or the landlord's representative and the alleged disruptive tenant, by certified mail, at least fifteen (15) days prior to the date of the hearing.

5. The hearing officer shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the hearing officer to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

(a) At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Any party who wishes to present written documents or arguments as part of the hearing shall submit such written materials to the City and to the other party at least five (5) business days prior to the hearing. Any party who wishes to present any written materials in response to the written materials that were provided by the other party shall submit such responsive written materials to the City and to the other party at least two (2) business days prior to the hearing. Proof of service of all written materials on the other party shall be provided to the City at least two business days prior to the hearing. Any party who submits such written materials shall bring an extra copy of such materials to the hearing for review by other individuals who attend the hearing.

(b) Formal rules of evidence shall not be applicable at the hearing. However, statements by witnesses or complainants who do not attend the hearing shall be signed under penalty of perjury.

(c) There shall be no oral communication outside the hearing between the hearing officer and any party or witness. The hearing shall be recorded.

(d) The hearing shall ordinarily proceed in the following manner, unless the hearing officer determines that some other order of proceedings would better facilitate the hearing:

(1) A brief presentation by or on behalf of the landlord or the landlord's representative, including testimony by any other affected tenants and witnesses in support of the application.

(2) A brief presentation by or on behalf of the alleged disruptive tenant, including testimony by any other affected tenants and witnesses in opposition to the application.

(3) A brief rebuttal by the landlord or the landlord's representative.

(4) A brief rebuttal by the alleged disruptive tenant.

(e) The hearing officer shall establish equitable time limits for presentations at a hearing, with a minimum length of ten (10) minutes each for the landlord and the alleged disruptive tenant, subject to adjustments for translation and reasonable accommodation.

(f) The hearing officer or City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

(g) All parties to a hearing shall have the right to seek assistance in devel-

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Public Notices

oping their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the hearing officer.

(h) To prevail on the application, the landlord must carry the burden of demonstrating that the alleged disruptive tenant is a disruptive tenant, as defined in paragraph A of this section.

(i) Within thirty (30) days after the hearing record is closed, the hearing officer shall issue a written determination setting forth the hearing officer's decision approving or denying the application, with written findings in support thereof.

6. A written notice of the decision shall be mailed by the City to the applicant and the alleged disruptive tenant by certified mail within two (2) business days of the issuance of the decision by the hearing officer. Such notice shall be accompanied by a copy of the hearing officer's decision.

7. If the hearing officer determines that the alleged disruptive tenant is a disruptive tenant, the landlord or landlord's representative may serve the tenant with written notice provided in accordance with State law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. If the tenant vacates the unit in response to the notice or any subsequent final legal proceeding, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the tenant, other than any adjustments otherwise available under this chapter.

8. Any final decision of the hearing officer is subject to judicial review pursuant to California Code of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

9. The City Council shall establish by resolution a filing fee for utilizing the hearing process authorized by this Section 4-5-514.

Section 6. The City Council hereby repeals existing Paragraph M and adopts new Paragraph M of of Section 4-6-6 of Chapter 6 of Title 4 of the Beverly Hills Municipal Code to read as follows:
M. Disruptive Tenant:

1. A landlord may bring an action to recover possession of an apartment unit if the landlord or the landlord's representative submits an application to the City, and the City, either by a City hearing officer or by a hearing officer agreed to by the landlord and the alleged disruptive tenant ("the parties") and approved by the City, finds that the tenant is a "disruptive tenant." For purposes of this paragraph M, a tenant may be found to be a disruptive tenant if:

a. The tenant or the tenant's guests or invitees repeatedly or continually disturb the peaceful and quiet enjoyment of one or more other tenants who occupy another rental unit or units in the apartment building where the tenant resides by unreasonable conduct including, but not limited to, making or continuing, or causing to be made or continued, any loud, unnecessary, excessive, or unusual noise which unreasonably disturbs the peace and quiet or which unreasonably causes discomfort or annoyance to any reasonable person of normal sensitiveness.

The factors which may be considered in determining whether the tenant is a disruptive tenant shall include, but are not limited to: the volume of the noise; the intensity of

the noise; the duration of the noise; the time of the day or night the noise occurs, and whether the noise is recurrent, intermittent, or constant; or

b. The tenant or the tenant's guests or invitees threaten, antagonize, harass, intimidate or bully, either in person or by use of oral, written or electronic communications, one or more other tenants who occupy another rental unit or units in the apartment building where the tenant resides by unreasonable conduct including, but not limited to, invasions of privacy, stalking, confrontations, and interference with egress or ingress to the tenant's unit or use of common areas; and

c. The disruptive tenant does not cease the behavior when requested to do so by the other tenant(s) or by the landlord or the landlord's representative.

2. The landlord or the landlord's representative may, at the sole option of the landlord, file an application with the City and request that a hearing officer make a determination that a tenant is a disruptive tenant, as defined in subparagraph 1 of this paragraph M. If the hearing officer issues a final determination finding that the tenant is a disruptive tenant, then the landlord or the landlord's representative may serve the tenant with a written notice to terminate the tenancy in accordance with State law. If the hearing officer issues a final determination finding that the tenant is not a disruptive tenant, then the landlord or landlord's representative shall not file another application with the City alleging that the tenant is disruptive within one year of the date of the issuance of the hearing officer's determination. However, the hearing officer may shorten the one-year waiting period, if the hearing officer finds that the evidence in the record supports a reasonable inference that the alleged disruptive tenant may escalate or change his or her conduct such that the tenant would become a disruptive tenant.

a. Prior to filing an application with the City, the landlord or the landlord's representative shall:

(1) Give the alleged disruptive tenant at least one written notice describing the disruptive conduct and requiring the tenant to discontinue the conduct. The landlord or landlord's representative either shall deliver the notice to the tenant personally, send it to the tenant by certified mail, or post it on the door of the tenant's unit. A copy of this written notice and proof of service of this written notice on the tenant shall be provided to the City as part of the application in order for an application to be found to be complete.

(2) Provided that the tenant does not cease the disruptive conduct within ten (10) days of the date of delivery of the notice required by subparagraph (1) above, give, by any of the methods set forth in subparagraph (1), a second written notice, on a form approved by the City, to all affected tenants, including the alleged disruptive tenant, offering to participate in mediation. Proof of service of this written notice on all affected tenants shall be provided to the City as part of the application in order for an application to be found to be complete.

(3) Within thirty (30) days of the delivery of the notice referred to in subparagraph (2), each affected tenant, including the alleged disruptive tenant, shall respond in writing to the landlord or the landlord's representative stating whether the tenant is willing to participate in mediation. Failure to respond within thirty (30) days shall be deemed to be a rejection of the offer to mediate. Any individuals wishing to participate in the mediation process may proceed to

mediation. If an agreement is reached between the parties as a result of mediation, the mediator will encourage the participants to prepare, and can assist in the preparation of, a private written agreement for the parties to sign.

(4) The parties shall utilize the City's free or reduced-cost mediation service, if such service is offered by the City. If such service is not offered by the City, or if the parties agree to utilize a different mediation service, that alternative mediation service may be used instead. The landlord or the landlord's representative shall pay any charge by the mediation service for the cost of the mediation.

b. If the parties are unable to resolve the matter, or if the alleged disruptive tenant rejects or fails to timely respond to the mediation notice or to participate in the mediation process, then the landlord or the landlord's representative may proceed to file the application with the City and serve the alleged disruptive tenant. The landlord or the landlord's representative shall:

(1) Serve, by any of the methods set forth in subparagraph a(1) of this paragraph 2, the alleged disruptive tenant with a copy of the application. Proof of service of the application on the tenant shall be filed with the City concurrently with the application. The application shall be submitted either on a form supplied by the City or shall substantially comply with the requirements of the City's form.

c. The application shall set forth the name, address and unit number of the alleged disruptive tenant and shall describe specifically the tenant's conduct that the landlord or landlord's representative contends is disruptive, the dates, times and approximate duration of the disruptive conduct, the date or dates when the landlord or landlord's representative requested that the tenant cease the disruptive conduct, and a statement or declaration signed under penalty of perjury that the tenant has not ceased the disruptive conduct within 10 (ten) days of the date of the notice and shall include the written notices described in subparagraphs a(1), a(2) of this paragraph 2. The application also may include the names of any individuals who observed the tenant's conduct and may include written statements by the witnesses describing the conduct.

d. The City shall schedule a hearing (but the hearing officer need not hold the hearing) within thirty (30) days of the filing of a complete application with the City, and the hearing shall be held not more than sixty (60) days thereafter, unless either or both of the parties request a continuance. Each party shall be entitled to request a maximum of one continuance, unless the parties all agree to the continuance or the City determines that extraordinary circumstances justify an additional continuance. The City shall send written notice of the hearing to the landlord or the landlord's representative and the alleged disruptive tenant, by certified mail, at least fifteen (15) days prior to the date of the hearing.

e. The hearing officer shall control the conduct of the hearing and rule on procedural requests. The hearing shall be conducted in the manner deemed by the hearing officer to be most suitable to secure the information and documentation that is necessary to render an informed decision, and to result in a fair decision without unnecessary delay.

(1) At the hearing, the parties may offer any documents, testimony, written declarations, or other evidence that is relevant to the application. Any party who wishes to present written documents or arguments as part of the hearing shall sub-

mit such written materials to the City and to the other party at least five (5) business days prior to the hearing. Any party who wishes to present any written materials in response to the written materials that were provided by the other party shall submit such responsive written materials to the City and to the other party at least two (2) business days prior to the hearing. Proof of service of all written materials on the other party shall be provided to the City at least two business days prior to the hearing. Any party who submits such written materials shall bring an extra copy of such materials to the hearing for review by other individuals who attend the hearing.

(2) Formal rules of evidence shall not be applicable at the hearing. However, statements by witnesses or complainants who do not attend the hearing shall be signed under penalty of perjury.

(3) There shall be no oral communication outside the hearing between the hearing officer and any party or witness. The hearing shall be recorded.

(4) The hearing shall ordinarily proceed in the following manner, unless the hearing officer determines that some other order of proceedings would better facilitate the hearing:

(A) A brief presentation by or on behalf of the landlord or the landlord's representative, including testimony by any other affected tenants and witnesses in support of the application.

(B) A brief presentation by or on behalf of the alleged disruptive tenant, including testimony by any other affected tenants and witnesses in opposition to the application.

(C) A brief rebuttal by the landlord or the landlord's representative.

(D) A brief rebuttal by the alleged disruptive tenant.

(5) The hearing officer shall establish equitable time limits for presentations at a hearing, with a minimum length of ten (10) minutes each for the landlord and the alleged disruptive tenant, subject to adjustments for translation and reasonable accommodation.

(6) The hearing officer or City staff shall maintain an official hearing record, which shall constitute the exclusive record of the decision.

(7) All parties to a hearing shall have the right to seek assistance in developing their positions, preparing their statements, and presenting evidence from an attorney, tenant organization representative, landlord association representative, translator, or any other person. If the representative will be speaking on behalf of the party at the hearing, the party shall so advise the hearing officer.

(8) To prevail on the application, the landlord must carry the burden of demonstrating that the alleged disruptive tenant is a disruptive tenant, as defined in subparagraph 1 of this paragraph M.

(9) Within thirty (30) days after the hearing record is closed, the hearing officer shall issue a written determination setting forth the hearing officer's decision approving or denying the application, with written findings in support thereof.

f. A written notice of the decision shall be mailed by the City to the applicant and the alleged disruptive tenant by certified mail within two (2) business

days of the issuance of the decision by the hearing officer. Such notice shall be

CONTINUE TO PAGE 16 >

Public Notices

accompanied by a copy of the hearing officer's decision.

g. If the hearing officer determines that the alleged disruptive tenant is a disruptive tenant, the landlord or landlord's representative may serve the tenant with written notice provided in accordance with State law to terminate the tenancy. The landlord is not required to pay relocation fees to the tenant. If the tenant vacates the unit in response to the notice or any subsequent final legal proceeding, the landlord may not increase the rent that will be charged for the unit above the amount that was being charged to the tenant, other than any adjustments otherwise available under this chapter.

h. Any final decision of the hearing officer is subject to judicial review pursuant to California Code of Civil Procedure section 1094.5 and must be filed in accordance with the time periods specified therein.

i. The City Council shall establish by resolution a filing fee for utilizing the hearing process authorized by this subsection M.

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 prior provisions of Section 4-5-514 and Paragraph M of Section 4-6-6 of the Municipal Code that were amended by this Ordinance shall be reinstated.

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: December 3, 2024
Effective: January 3, 2025

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

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

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ORDINANCE NO. 24-O-2906

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO ELIMINATE THE RENT STABILIZATION COMMISSION AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

Section 1. In 2018, the City Council amended Chapter 6 of Title 4 of the Beverly Hills Municipal Code to establish more comprehensive rent stabilization rules for the majority of rental units in the City that are subject to that Chapter of the Code, including regulations governing just cause evictions. The City Council further directed that the Rent Stabilization Commission ("Commission") should be established to review and provide recommendations to the City Council regarding possible revisions to Chapter 5 and Chapter 6 of Title 4 of the Municipal Code that had not been resolved by the City Council and to undertake other tasks assigned by the City Council to the Commission from time to time. Accordingly, the City Council adopted an ordinance that established the Commission and thereafter appointed members and alternates to serve on the Commission. The Commission subsequently conducted duly noticed public meetings and reviewed and analyzed the issues that the City Council had instructed the Commission to consider and provided recommendations to the City Council about those issues.

Section 2. On June 18, 2024, the City Council conducted a duly noticed study session and determined that because the Rent Stabilization Commission had completed the tasks that the City Council had assigned to the Commission, that the Commission was no longer necessary and should be discontinued.

Section 3. This Ordinance and the elimination of the Commission were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that the elimination of the Commission and the adoption of this Ordinance will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This exemption is applicable because this Ordinance is making a change to the Beverly Hills Municipal Code that eliminates an administrative body that provides recommendations to the City Council regarding rent stabilization issues. Therefore, it can be seen with certainty that this Ordinance and the elimination of the Commission have no potential to cause a significant effect on the environment.

Section 4. The City Council hereby repeals Article 5 ("Rent Stabilization Commission") of Chapter 2 of Title 2 of the Beverly Hills Municipal Code.

Section 5. Notwithstanding the provisions of Section 2-2-105 D of the Beverly Hills Municipal Code, former members and alternates of the Rent Stabilization Commission shall not be required to wait one year after the end of their term of service on the Commission before applying to serve on another City commission.

Section 6. 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 7. 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 8. 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: December 3, 2024
Effective: January 3, 2025

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

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

FICTITIOUS BUSINESS NAME STATEMENT
2024232110 The following is/are doing business as:
LEAN LAB 465 NORTH ROXBURY DRIVE #815 BEVERLY HILLS, CA 90210; ELECTROLYTE MED INC., 465 North Roxbury Drive Suite 815, Beverly Hills, CA 90210; The business is conducted by: A CORPORATION AI #ON 5518253 registrant(s) has NOT begun to transact business under the name(s) listed: **ELECTROLYTE MED INC., Yonatan Senehi, Owner** Statement is filed with the County of Los Angeles: November 12, 2024; Published: November 22, 29, December 6, 13, 2024 LACC NC

FICTITIOUS BUSINESS NAME STATEMENT
2024236360 The following is/are doing business as: 1) **AMERICAN CONTRACTOR 2) PRE OWNED AUTO 9546 WEST PICO BLVD. LOS ANGELES, CA 90212;** Theodore Furs, Inc. 9546 West Pico Blvd. Beverly Hills, CA 90212; The business is conducted by: A CORPORATION AI #ON 1409680 registrant(s) has NOT begun to transact business under the name(s) listed: **THEODORE FURS, INC., Theodoros Kyriazis, President.** Statement is filed with the County of Los Angeles: November 18, 2024; Published: November 29, December 6, 13, 20, 2024 LACC NC

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

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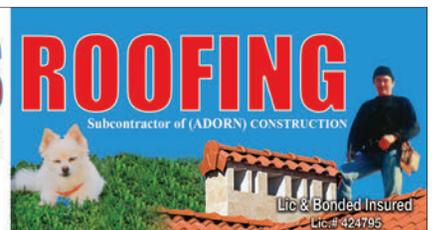
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