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THE WEATHER, BEVERLY HILLS

☁ Friday	75°   48°
☀ Saturday	73°   48°
☁ Sunday	68°   52°
☁ Monday	62°   43°
☁ Tuesday	62°   44°
☀ Wednesday	61°   43°
☀ Thursday	63°   45°

## Il Pastaio Robbers Sentenced to 12 Years in Federal Prison

BY CARL ROBINETTE

Two defendants who pleaded guilty to charges related to a March 2021 robbery and shooting at Il Pastaio restaurant in Beverly Hills were each sentenced to 12 years in federal prison by U.S. District Judge John F. Walter on Feb. 14.

Malik Lamont Powell, 21, and Khai McGhee, 18, a.k.a. "Cameron Smith," both

pleaded guilty in September to three felony counts, including conspiracy to interfere with commerce by robbery, interference with commerce by robbery, and using and discharging a firearm during a crime of violence.

(Il Pastaio Robbers continues on page 15)



Frieze Los Angeles has officially opened in Beverly Hills. Photo by Carl Robinette

## Beverly Hills Planning Commission Considers Impacts of Cheval Blanc Hotel Project

BY CARL ROBINETTE

The Beverly Hills Planning Commission publicly reviewed the proposed Cheval Blanc luxury hotel project during a Feb. 10 Special Meeting. The Commission looked at the final draft Environmental Impact Report (EIR), which was revised to address feedback from a previous meeting in October. In addition to the EIR, the Commission reviewed potential traffic impacts of the development, and considered possible zoning changes that would allow the 109 guest room hotel to be built on South Santa Monica Boulevard between Rodeo and Beverly Drives. The meeting was adjourned with no resolutions yet made and is set to continue on Feb. 24.

Public comments at the meeting were largely in favor of the project, though neighboring businesses, residents and legislative advocates raised concerns about traffic impacts, building size and affordable housing density. Spokespersons from LVMH Moët Hennessy Louis Vuitton (LVMH), the

parent company behind Cheval Blanc, said they have taken all comments into consideration and will address them before the next hearing.

A proposed reconfiguration of the alley between Beverly and Rodeo Drives was a top traffic issue raised by neighboring businesses during the Feb. 10 meeting. The proposal would move the alley entrance from South Santa Monica Boulevard to Beverly Drive as the current alley runs through what would become the middle of the hotel. The redesign would turn the straight north-south alley into an alley with an east-west leg.

Chanel, Giorgio Armani, Hermès and other businesses say the alley is used by their VIP clients as a main entrance to their shops, and the proposed alley reconfiguration will impede luxury services they provide.

(Cheval Blanc Hotel continues on page 13)

## Jeff Hyland Passes Away At 75

BY ANA FIGUEROA



Jeff Hyland

Real estate titan Jeff Hyland has died at the age of 75. Hyland's career spanned decades, but he is best known as a Co-Founder and President of the luxury real estate brokerage Hilton & Hyland, headquartered in Beverly Hills.

A statement posted by the firm on social media Thursday said, "We are devastated to announce the passing of our Co-Founder and President, Jeff Hyland, on Wednesday, February 16th."

The same statement contained a message from lifelong partner Lori Hyland:

"As some of you may have known, Jeff has been privately battling cancer for the last year.

(Jeff Hyland continues on page 11)

## Public Health Ends Outdoor Mask Mandate

BY SAMUEL BRASLOW

The Los Angeles County Department of Public Health (Public Health) announced the end of outdoor masking for large events, youth sports, and schools beginning on Feb. 16. While Public Health continues to recommend masks in crowded outdoor settings and schools can implement stricter rules if they choose, Beverly Hills Unified School District (BHUSD) has made outdoor masking optional in line with the revised Health Officer Order.

"BHUSD takes its responsibility 'to provide a safe and orderly environment conducive to learning at the school' for all students under Ed. Code 32238 as well as the LACDPH Health Orders very seriously," Superintendent Dr. Michael Bregy told the Courier.

(Mask Mandate continues on page 13)

# Courier Calendar

NOW - FEB. 20

**FRIEZE LOS ANGELES**

**FRI. 11 A.M.-8 P.M., SAT. 11 A.M.-7 P.M.  
SUN. 11 A.M.-6 P.M.**

Frieze Los Angeles, the international art fair, is ongoing in Beverly Hills until Feb. 20. The show focuses primarily on contemporary art and brings together over 100 galleries from L.A. and around the world. This year the event is located at 9900 Wilshire Blvd., Beverly Hills next to the Beverly Hilton Hotel. Tickets are available for Feb. 18 at \$227. Feb. 19 and 20 general admission first access tickets (before 2 p.m.) are \$95 and general admission tickets (after 2 p.m.) are \$75. Discounted tickets are available for students, youth, and children. Memberships are also available online that grant VIP benefits. Attendees must provide proof of COVID-19 vaccine or negative test result.

<https://www.frieze.com/fairs/frieze-los-angeles/tickets>

NOW

**THE LYRIC HYPERION: THE LEDGE THEATRE OPENING & FUNDRAISER 7-10 P.M.**

Shaun Landry opens the first African American female created sketch/improvisational comedy theatre in the county on Feb. 18. The occasion is marked by performances from The Big Team, The Color Collective, Nerdvana, Amanda Gari, Leon Acord, and Landry & Summers. A silent auction will also run the evening of the event to support the theatre. Those who purchase tickets will have the option to attend in-person at the Lyric Hyperion, at 2106 Hyperion Ave., Los Angeles or watch live on Youtube. There is a suggested donation of \$15 for tickets, available for either mode of attendance.

<https://www.eventbrite.com/e/the-ledge-theatre-live-grand-opening-and-fundraiser-tickets-255607688477>

NOW - FEB. 27

**44TH ANNUAL L.A. CHINATOWN FIRECRACKER 5/10K WALK, 14TH ANNUAL 10/40 MILE BIKE RIDE, KIDDIE RUN AND PAW'ER DOG WALK**  
L.A. Chinatown Firecracker is one of the largest and oldest running, walking, and cycling Lunar New Year charity events in the U.S. Originally scheduled for in-person and virtual participation on the weekend of Feb. 19-20, the event is now virtual only from now until Feb. 27. Participants in the event can now partake by downloading the RaceJoy app on their smartphones or submitting records manually online. Fees range from \$43-\$81, with the registration deadline set for Feb. 20. Each registrant will receive commemorative race merchandise. All proceeds are reinvested in the community, providing services and programs that benefit local neighborhoods.

<https://firecracker10k.org>

NOW - MAR. 1

**BLUMENFIELD PROJECTS: "CERAMICS SYNTHESIZED"**

**TUES.-SAT. 12-6 P.M.**

Blumenfield Projects is pleased to present "Ceramics Synthesized." The inaugural group show highlights the works of 15 U.S.-based artists and one Japan-based potter who use the medium of clay to express their personal identity within the social histories of ceramics, while reinterpreting traditional ceramic motifs. Open to the public and free, the reception is to take place Saturday, Feb. 19 from 3-6 p.m. Located inside of Roberts Campus in Santa Monica, 2900 Colorado Ave.

<https://www.blumenfieldprojects.com/synthesized>

NOW - MAY 15

**HAMMER MUSEUM: ULYSSES JENKINS: "WITHOUT YOUR INTERPRETATION"**

**TUES.-SUN. 11 A.M.-6 P.M.**

The Hammer Museum presents the first major retrospective of Ulysses Jenkins, a video and performance artist. Jenkins, an early adopter of video as a medium, also uses photographs, image processing, and somber soundtracks to explore representation and multiculturalism. Jenkins' work often challenges power structures and ingrained white supremacy in society. Admission to the Hammer is free, with no advance reservations necessary. COVID-19 vaccine proof or negative test result and masks are required inside the galleries.

<https://hammer.ucla.edu/exhibitions/2022/ulysses-jenkins-without-your-interpretation>

NOW - MAY 29

**INSTITUTE OF CONTEMPORARY ART, LOS ANGELES: JAMAL CYRUS: "THE END OF MY BEGINNING"**

**WED.-SUN. 12-5 P.M.**

The Institute of Contemporary Art, Los Angeles (ICA LA) presents the first exhibition in Los Angeles of Houston-based artist Jamal Cyrus. The show includes about 50 works spanning two decades of the artist's career, and includes textile, sculpture, and installation pieces. Cyrus' pieces focus on African American identity within Black political movements and the African diaspora, using culturally significant materials from throughout history like Kente cloth, vinyl records, and more. Admission to the ICA LA is free, and visit slots can be reserved online. Proof of COVID-19 vaccination and masks are required.

<https://www.theicala.org/en/exhibitions/87-jamal-cyrus-the-end-of-my-beginning>

FEB. 21

**WALLIS ANNENBERG PETSPACE: PRESIDENTS' DAY PROGRAMMING 11 A.M.-4 P.M.**

Wallis Annenberg Petspace presents a family-friendly Presidents' Day program that will connect guests with adoptable pets. Kids activities include a Presidents themed scavenger hunt with prizes and an opportunity to participate in the democratic process by voting for their favorite pet to be Petspace President. Annenberg Petspace requires that all guests aged 18 and above provide proof of COVID-19 vaccine. All guests must wear an approved mask at all times while indoors. Registration for this free event is available online.

<https://www.annenbergpetspace.org/events/3691684>

FEB. 25

**THE WALLIS: "CONNIE HAN TRIO" 7:30 P.M.**

The Wallis presents pianist and composer Connie Han, who will play a blend of jazz stylings on Feb. 25. Han incorporates aspects of jazz piano from eras of Harlem stride to modal post-bop, presented in her contemporary style. The other members of the trio include drummer Bill Wyseske and bassist Ryan Berg. Tickets range from \$29-\$59. The Wallis requires that patrons wear masks inside and provide proof of COVID-19 vaccine, including booster or negative test result.

<https://thewallis.org/Han>

FEB. 28

**MUSEUM OF TOLERANCE: "THE FIGHT AGAINST RACISM AND SEXISM: BLACK WOMEN IN THE CIVIL RIGHTS MOVEMENT" 3 P.M.**

As part of Black History Month programming, the Museum of Tolerance presents a virtual talk from Kenya Davis-Hayes, Ph.D. on the intersection of racism and sexism in the fight for civil rights in the Jim Crow South. Dr. Davis-Hayes will explore the role of and little discussed details about black women of the Civil Rights Movement such as Rosa Parks, Pauli Murray, and JoAnn Robinson, one of the leads of the Montgomery Bus Boycott. Registration is available online for this free remote seminar.

[https://museumoftolerance.zoom.us/webinar/register/WN\\_INE8ulxJQE64WgKOCouw\\_g](https://museumoftolerance.zoom.us/webinar/register/WN_INE8ulxJQE64WgKOCouw_g)



Ulysses Jenkins' "Without Your Interpretation rehearsal documentation" is among the pieces on display at the Hammer Museum now.

Photo courtesy of Ulysses Jenkins



# YOUR CHILD'S HEALTH IS ESSENTIAL.

Nothing is more important than your children's health. That was true before COVID-19 and it's still true now. Don't wait to get your kids the care they need, including vaccinations, well-child visits and more.

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## City Council Reviews Renter Protections and Rosy Economic Outlook

BY SAMUEL BRASLOW



The Beverly Hills City Council returned to the question of what to do about COVID-19 renter protections, including an eviction moratorium and rent increase freeze, at a Feb. 15 Study Session. Later in the day, the Council reviewed a new economic update

showing that the city's main revenue streams nearly rebounded to pre-pandemic levels prior to the omicron wave. (City Council continues on page 9)

## BHPD Arrests Suspects in Triangle Robberies

BY SAMUEL BRASLOW



The Beverly Hills Police Department (BHPD) announced three arrests in connection with 2021 robberies in the Business Triangle and other cities in Southern California. The arrests came about through a "comprehensive investigation by detectives of the Beverly Hills Police Department," according to a press release, and involved coordination with multiple law enforcement agencies.

Members of the Beverly Hills Police Department's SWAT team and Detective Bureau descended on the cities of Hemet, Banning, and Winchester on Feb. 10. BHPD conducted search and arrest warrants, taking three suspects into custody. (BHPD Arrests continues on page 10)

**BEVERLY HILLS**

### Frieze Week in Beverly Hills Traffic Advisory

The international contemporary art fair will take place in Beverly Hills for the first time at 9900 Wilshire Blvd. More info at: [beverlyhills.org/friezebh](http://beverlyhills.org/friezebh)

**FEBRUARY 14 - 21, 2022**

**LEGEND:**  
— CLOSED TO SOUTHBOUND TRAFFIC  
- - - ONE LANE CLOSURE

**Merv Griffin Way** (traffic restricted; no thru traffic from Wilshire to N Santa Monica Blvd)  
2/14: 2pm - 10pm  
and  
2/15-2/21 8am - 10pm

**Hard Lane Closure of One Westbound Lane Only:**  
N Santa Monica Blvd.  
2/21: 4pm-10pm  
Majority of lane closure in front of south side of the Beverly Hilton

Map labels: CARMELITA AVE, WILSHIRE BLVD, TRENTON DR, WHITTIER DR, MERV GRIFFIN WAY, N SANTA MONICA BLVD, Waldorf Astoria Beverly Hills, The Beverly Hilton, Frieze.

# Villanueva Addresses Rotary Club of Beverly Hills

BY SAMUEL BRASLOW



Sheriff Alex Villanueva

Los Angeles County Sheriff Alex Villanueva joined the Rotary Club of Beverly Hills on Feb. 14 by invitation to address law enforcement and crime in the county. Villanueva, a controversial figure in LA politics who is

running for reelection on June 7, presented a stark picture of rising crime, entrenched homelessness and ineffectual and corrupt politicians who refuse to address the root causes of those issues. Critics of the sheriff, however, have accused LA's top lawman of using bluster to deflect from the scandals plaguing the department.

Villanueva pointed to crime trends in the areas patrolled by the Los Angeles Sheriff's Department (LASD), which have seen a 94% increase in homicides and 64% increase in grand theft auto over the last two years.

"The effects of the pandemic are still there," Villanueva told the Rotary Club.

He added, "We've come across now impacts of both the defunding and also of the lack of prosecution here locally."

Villanueva repeatedly criticized District Attorney George Gascón, saying that Gascón

and other progressive prosecutors around the country "have decided to embark on their own version of reform without the consent of the governed." Progressive policies have led to "massive increases in violent crimes," Villanueva said.

"You're seeing the smash and break robberies...all those things that have captivated the nation, those are going on as we speak," he said. "And the lack of prosecution is a troubling one, because the same people get caught one day and they're out before the ink is dry on the report to do it again."

Gascón has refuted a connection between his policies and the rise in violent crimes.

The houseless crisis was also on the minds of many Rotary Club members. On the topic of homelessness and policing, Villanueva said, "We have to regulate public space. We do not surrender it to anybody who shows up because they want to smoke dope."

Villanueva estimated that over half of homeless people put into services by the Sheriff's Department end up back on the streets, which he attributed to "the lure of

the streets and no rules and an ample supply of dope to smoke."

Villanueva has come under fire for refusing to enforce COVID-19 vaccine mandates put in place by the Board of Supervisors, saying that enforcement risks sparking a "mass exodus" of deputies at a time of a hiring freeze. Villanueva has also refused to enforce mandates requiring masks in indoor settings.

But critics such as LAX Police Chief Cecil Rhambo, a candidate for Sheriff, have accused Villanueva of fueling fear and misinformation around the vaccine. In an op-ed for Los Angeles Magazine, Rhambo pointed to the fact that more cops have died from COVID-19 in the last two years than any other cause.

"The board wants to impose a vaccine mandate against the will of people that just do not want to get the vaccine and that has a potential of another 4,000 deputies that could be lost," Villanueva told the Rotary Club. "So, we're fighting that one." ●

## Council Supports Water Conservation Challenge

BY BIANCA HEYWARD

After declaring a local drought earlier in February, the Beverly Hills City Council approved a move to support the Wyland National Mayor's Challenge for Water Conservation at its Feb. 15 Regular Meeting. The nationwide competition is presented by the California non-profit organization, the Wyland Foundation and aims to educate consumers on their water use and waste. This marks the fifth year that Beverly Hills will participate in the annual month-long challenge, which runs from April 1 to 30. During the month of April, those who live and work in Beverly Hills will be asked to manage water resources and can take the pledge to accept the challenge at [www.mywaterpledge.com](http://www.mywaterpledge.com).

The challenge comes after Governor Gavin Newsom declared a statewide water crisis late last year, and California's emergency drought rules issued in January that are aimed at curbing wasteful water use. According to the California Department of Water Resources, Water Year 2021 (Oct. 1, 2020 to Sept. 20, 2021) was California's driest year since 1924 based on precipitation statewide. Residents are encouraged to register at My Water Pledge and participate on behalf of their city by completing online conservation pledges to reduce pollution. The initiative asks those pledging to make small changes like repairing leaky faucets, using reusable shopping bags, limiting sprinkler usage, taking shorter showers, washing only full loads of laundry, properly disposing of batteries and more. Based on individual answers and region, each pledge generates an estimated number of water gallons saved.

Cities will compete to be the most "water wise" and will be ranked by population category. Currently, Beverly Hills ranks 145 in the

population category ranging 30,000-99,999; North Port, Florida ranks first. The cities that receive the most pledges in their population category are titled the most "water wise" city in the nation and participants compete for hundreds of prizes, including \$3,000 for home utility bills and a Toyota Highlander Hybrid. During the month of April, 30 daily prizes will also be drawn randomly from a pool of all participants to win Bluetooth hose timers, travel mugs, towels, hats, and beanies. The Wyland Foundation is expected to announce winners in May.

Dedicated to promoting, protecting, and preserving the world's oceans, waterways and marine life, the Wyland Foundation started the challenge 10 years ago. Since 2013, the program has saved over seven billion gallons of water and counting.

Right now, the city offers cost-saving tips, water audits and a free water tracker service to help residents reduce waste by notifying them of abnormally high daily water usage and any continuous water flow issues, such as leaks. To learn more about these resources, visit <https://water.beverlyhills.org/>. The city also has grant funds available for businesses to provide financial incentives for customized water efficiency projects. For tips on water conservation, visit <http://www.bhsaves.org/>. For questions related to water conservation, please call 310-285-2492 or email [dfgoni@beverlyhills.org](mailto:dfgoni@beverlyhills.org).

The Wyland Foundation Mayor's Challenge is presented in partnership with Toyota and support from the United States Environmental Protection Agency's WaterSense, The Toro Company, the National League of Cities, Conserva Irrigation and Earth Friendly Products and more. ●

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## Bittersweet End for BHHS Girls' Soccer Season

BY TONY MOTON



BHHS Girls' Soccer team faced Ventura High in playoff game. Photo by Tony Moton

Alexa Kreshek knew the heat was on late Saturday morning as the Beverly Hills High School (BHHS) girls' soccer team warmed up for its CIF Southern Section playoff match. The junior goalkeeper wisely implored her

teammates to first battle the 90-degree temperatures before going into battle on the steamy pitch against Ventura High School. (BHHS Girls' Soccer continues on page 15)

## Tommy's Marks Grand Opening

BY BIANCA HEYWARD



Mayor Robert Wunderlich, Tommy Salvatore, Jacqueline Lord, Todd Johnson, and John Mirisch at the ribbon cutting ceremony for Tommy's Beverly Hills on Feb. 15

Tommy's Beverly Hills marked its grand opening at 235 N. Canon Drive with a ribbon cutting ceremony on Feb. 15 attended by Mayor Robert Wunderlich, Councilmember John Mirisch, and President and CEO of the Beverly Hills Chamber of Commerce, Todd Johnson. The new eatery comes from Tommy

Salvatore, formerly the manager at Hollywood hot spot Craig's in West Hollywood and the kitchen is helmed by Executive Chef Vartan Abgaryan.

(Tommy's continues on page 9)



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# Courier Launches “Campaign Corner” Feature



Attention all candidates. Now that election season is in full swing, the Courier would like to keep readers informed about campaign events in a new feature entitled “Campaign Corner.”

Please send photos and a brief write-up of your campaign activities to : Editorial@

BHCourier.com. Make sure the photos are high resolution (at least 300 dpi), include a contact name and phone number and write “Campaign Corner” in the subject line.

Publication will depend on available space limitations in each week’s issue.

This week we are launching the



Campaign Corner with photos from Planning Commission Chair Andy Licht and incumbent City Councilmember Lester Friedman. Both are running for one of the three City Council seats on the June 7 ballot.

Top left, Licht hosted a petition-signing party on Feb. 14 at The Nosh which featured

red bagels and 72 attendees.

Top right, a large group of supporters turned out for Friedman’s nomination paper signing event this week. ●



Dominique Fung  
*Will you keep singing?*, 2021  
 Oil on linen  
 94h x 78w inches

Collection of East West Bank.  
 Image courtesy of the Artist, Jeffery Deitch and Nicodim.

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# SAVE THE DATE

The Beverly Hills City Council  
invites you to the  
**INSTALLATION OF  
MAYOR LILI BOSSE  
& VICE MAYOR  
JULIAN A. GOLD M.D.**

**Tuesday April 5, 2022  
7 pm**

*Details to follow*



**A General Municipal Election will be held in the  
City of Beverly Hills on Tuesday, June 7, 2022  
for the following Officers and Ballot Measure:**

- **For Three (3) Members of the City Council (Full term of four years)**
  - **For One (1) City Treasurer (Full term of four years)**
- **Ballot Measure: Term Limits on City Elected Official Service**

The nomination period for candidates begins on  
Monday, February 14, 2022 and closes on Friday, March 11, 2022 at 5:00pm.

**For information contact the City Clerk's Office:**  
Phone: (310) 285-2400 | Email: [CityClerk@beverlyhills.org](mailto:CityClerk@beverlyhills.org)

**More info at [BEVERLYHILLS.ORG/ELECTIONS](http://BEVERLYHILLS.ORG/ELECTIONS)**







# NOTICE OF PUBLIC HEARING

**DATE:** Thursday, March 10, 2022  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Meeting will be held via teleconference; details provided below  
**PROJECT ADDRESS:** 9111 Wilshire Boulevard (between N. Oakhurst Drive and N. Doheny Drive)



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 10, 2022, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

A request for a one-year time extension for a previously approved Conditional Use Permit and Historic Incentive Permit to establish a 154-room hotel, with restaurant and ancillary uses, within an existing 10-story office building on the property located at **9111 Wilshire Boulevard**. The Planning Commission previously approved the entitlements on January 23, 2020 (Planning Commission Resolution No. 1907). Pursuant to Beverly Hills Municipal Code §10-3-2862, the period may be extended no more than two times for additional one year periods. On February 25, 2021, the Planning Commission approved the first one-year time extension requested by the property owner. As physical construction of the permitted project has not commenced, the property owner has submitted an application for the second one-year time extension to extend the life of the previously approved Conditional Use Permit and Historic Incentive Permit.

This project was previously assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. A Class 1 Categorical Exemption (Existing Facilities) and a Class 31 Categorical Exemption (Historical Resource Restoration/Rehabilitation) was previously issued pursuant to Sections 15301 and 15331 of the State CEQA Guidelines. There have been no substantial changes to the project and no substantial changes to the environmental that would cause the project to significantly impact the environment. Therefore, there is no substantial evidence that the approval of the requested extension may have any significant environmental impact. The original Class 1 Categorical Exemption and Class 31 Categorical Exemption continue to represent the independent judgment of the City and no additional environmental review is required under CEQA.

### How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org). Public comment can be offered during the meeting by calling (310) 288-2288 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than eight (8) calendar days before the date of the Hearing.

Comments will be read into the record, with a maximum allowance of three (3) minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Cindy Gordon, AICP, Principal Planner**, in the Planning Division at (310) 285-1191, or by email at [cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org). Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,  
 Cindy Gordon, AICP, Principal Planner



Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org). Oral public comment can be offered during the meeting by calling (310) 288-2288. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive). If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

## NEWS

(Tommy's continued from page 6)

Tommy's occupies the old two-story Bouchon space at Beverly Canon Gardens, which closed in 2017.

"The entire team is so grateful for the opportunity to embark on this journey months in the making," Salvatore told the Courier. "So far we've been thrilled to see old and new friends join us for lunch at the cafe or dinner in the main dining room. Our first customers have reacted very favorably to Executive Chef Vartan Abgaryan's curation of dishes with Californian and Italian notes. We know we have big shoes to fill, and we look forward to welcoming this community of customers for many years to come."

On the ground floor, the Café at Tommy's Beverly Hills offers a casual al fresco daytime dining experience, with tables throughout the portico. The upstairs includes a small lounge and a formal dining room with high ceilings, low lighting and a semi-circular dark green bar. The California-inspired Italian-influenced menu, available in the evening, features dishes such as crispy cauliflower, cacio e pepe fingerling potatoes, a wagyu pot roast, leafy salads,

pastas and more.

"We're happy to be able to welcome Tommy's Beverly Hills, with its namesake Tommy Salvatore," said Wunderlich. "Tommy has been a key person in the restaurant industry around the Los Angeles area for at least 13 years, bringing here the traditions of New York and Greenwich Village and the great Italian food that is in New York. I've had the opportunity to eat here already, so I can give a testament to how great the food is."

Tommy's Beverly Hills is already an active participant in the community, taking part in the city's First Thursdays initiative and in Open BH. Opposite The Maybourne Beverly Hills, Tommy's occupies a space owned by the City of Beverly Hills. While the Café at Tommy's opened officially on Jan. 31, the formal dining room upstairs is debuting this week.

"Thank you for bringing your vision here, and that vision does include a taste of past, and a 1950's vibe, but positioning it for the future," Wunderlich added.

"We are uber excited to have this restaurant open," Johnson said. "We knew something special would come." ●

(City Council continued from page 4)

The Council first adopted eviction protections for renters in March 2020 near the start of the pandemic. At the time, analysts and policymakers worried that economic lockdowns could lead to a tidal wave of evictions. Since then, the Council has adopted newer versions of the protections, passing a moratorium on evictions and rent increases most recently in September 2020.

The ordinance bars landlords from evicting tenants for nonpayment of rent, provided the tenants can prove that COVID-19 substantially impacted their ability to do so. It also prohibits no-fault evictions, except if the eviction is necessary for the health and safety of tenants, neighbors, or the landlord. Finally, the ordinance imposes a moratorium on annual rent increases for rent stabilized units.

The ordinance set the end date for the protections for when the city ends the current local emergency, but the Council was asked at the Feb. 15 Study Session to reexamine that deadline. Council members largely expressed support for ending the moratoria on May 31.

City Council members have also voiced concern over the possibility of back-to-back rent increases by landlords. Each year, the city calculates rent increases for rent stabilized units based on the Consumer Price Index (CPI). For units that have delayed rent increases twice over the course of the moratorium, landlords could effectively raise the rent twice in one go—once for each deferred increase. City staff have calculated that this could mean some tenants would face an increase by as much as 8%.

Mayor Robert Wunderlich proposed at a Jan. 18 meeting a gradual approach to rent increases, though he said on Feb. 15 that the numbers were subject to some change.

"I think there should be some opportunity to make up for what would have been scheduled rent increases but for the moratorium, but I also think we have to mitigate it," Wunderlich said.

The City Council will vote on an amended COVID-19 renter protection ordinance on May 31.

The City Council reviewed the city's fiscal situation, which has improved markedly from the same time a year ago.

Without taking into account the recent omicron surge, the city has seen a return in

tax revenue from its "Big Four" sources, namely transient occupancy tax (TOT; a levy on hotel guests paid by hotels), property tax, business license tax, and sales tax. Driven by "significant increases" in hotel taxes and sales taxes, overall Big Four tax revenues are up 38% for the time period between July and December 2021 when compared to the same period a year prior, Director of Finance Jeff Muir told the City Council.

While TOT taxes have still not returned to pre-pandemic levels, other tax revenue sources "have significantly recovered" when compared to the beginning of the pandemic. The city collected \$81.3 million in taxes from the Big Four revenues, nearly \$3 million more than a year before.

Given current economic trends, the city projects ending the fiscal year with a nearly \$7 million surplus, Muir told the Council. Councilmember Julian Gold noted that the projected surplus came after the city anticipated a \$7.5 million deficit, representing a \$15 million turnaround.

"I think we as a council were very prudent in the deferrals that we made," said Councilmember Lester Friedman. "We kept the same level of services, yet we did do some deferrals that were very prudent. We see that we are on a very strong financial standing right now."

Finally, the City Council approved a letter to the state that will buy the city time in coming into compliance with a 2016 state organic food waste disposal law, Senate Bill 1383. The law requires organic food waste be reduced by half of its 2014 levels by 2020. Under the law, residents and businesses must have access to recycling programs for food scraps, food-soiled paper, landscaping waste, and other organic waste materials.

The letter, a Notice of Intent to Comply, allows the city a grace period to comply with the law. The letter lays out a timeline for providing commercial businesses and multi-family properties with a two-container organic waste collection service. The city plans on distributing the remaining organic waste containers to businesses by Dec. 31. The city will begin passing out containers to multi-family properties in September with the goal of completing distribution by Dec. 31. ●

## Boost Your Brain with a Museum Visit

BY EVA RITVO, M.D.



Beverly Hills Courier columnist **Dr. Eva Ritvo** is a psychiatrist with more than 30 years' experience. She is the author of "Bekindr-The Transformative Power of Kindness" and the co-founder of the Bold Beauty Project. Dr. Ritvo received her undergraduate and medical degrees from UCLA and psychiatry residency training at Weill Cornell Medicine.

**A** new study conducted by Art Fund in the UK showed that 1-2 hours of leisure activity daily significantly reduced stress and added to one's sense of purpose and meaning in life. The national art charity surveyed 2,000 participants and found that 62% in the leisure group expressed feeling satisfied with life while only 39% in the non-leisure group had these same positive feelings. Sixty-three percent of the leisure group felt their life was worthwhile compared to 42% in the non-leisure group. So, if you aren't in the former group already, it is time to figure out how to make that shift and incorporate more leisure activities into your daily schedule.

The pandemic has impacted all our daily schedules. Many have had to dramatically increase their workload. At the same time, others have faced this existential crisis and come out with an added appreciation for leisure activities and hobbies. In fact, six out of 10 Americans reported starting a new activity during the pandemic. The most popular hobbies include reading (61%), baking or cooking (36%), gardening (30%), meditation (29%) and

writing (26%). Pickleball participation grew to 4.2 million in the U.S. with an astounding rate of growth of 21% in 2020. The popular online puzzle Wordle first appeared in October 2021 and rapidly gathered millions of daily players. It was recently acquired by The New York Times, and it is fun so I hope you will try it.

Today, I invite you to consider adding a museum or gallery to your list of regular activities. The Art Fund study showed that while 63% of respondents said they have used a museum or gallery as a way to decrease stress, only 6% said they had visited one regularly once a month. This finding is particularly noteworthy in England where the survey was conducted because 55% of the population live within walking distance to a museum. We are fortunate in Beverly Hills that Frieze Los Angeles is taking place this week, celebrating works from more than 100 galleries. Additionally, we have world-class institutions such as the Los Angeles County Museum of Art, the Getty Center, The Broad, Hammer Museum, Natural History Museum, MOCA Grand Ave, and more a short distance away.

Authors Chatterjee and Noble in their book "Museums, Health and Well-Being" gathered together scientific and anecdotal evidence and concluded that museums benefit health and well-being in a range of ways, by providing:

- Positive social experiences and reduced social isolation;
- Learning opportunities and the chance to develop new skills;
- Calming experiences which decrease anxiety levels;
- Positive emotions such as hope, enjoyment and optimism;
- Self-esteem and a sense of self and community;
- Positive distractions from clinical environments;
- Increased opportunities for finding meaning;
- New experiences which may be inspirational or meaningful and
- Communication between families, caregivers and health professionals

Studies using functional MRI (fMRI) identify which part of the brain we are using. When

viewers are looking at art they appreciate, they are activating their Default Mode Network (DMN). The DMN is a set of brain regions that is active during resting states when one is focused on internal mental-state processes, such as personal reflection, introspection, or imagining their future.

Last and certainly not least, a recent article in the British Medical Journal compared behavior and longevity in 6,710 adults 50 and older over 14 years and showed that people who engaged (even once or twice per year) with receptive arts activities (going to museums, art galleries, exhibitions, theatre, concerts or the opera) lived longer. This finding could not be explained by other demographic, socioeconomic, health related, behavioral, and social factors.

We definitely owe it to ourselves to carve out the time to engage in these fun, meaningful and health promoting activities. In Beverly Hills, Frieze Los Angeles is coinciding with Kindness Week. Be kind to yourself, take a friend or go alone, but try to enjoy a gallery or museum visit soon. ●

### NEWS

#### (BHPD Arrests continued from page 4)

The department received "vital support to the joint operation" by SWAT team members from Santa Monica Police Department, North Orange County, Riverside County, Hemet Police Department, Murrieta Police Department, and Menifee Police Department.

The following suspects were arrested for robbery and conspiracy to commit robbery: Jeremy Hays, 19, of Hemet; Christopher Mendez-Cantu Jr., 19, of Hemet; and an unnamed juvenile suspect, 15, of Banning. Hays and Mendez-Cantu were taken into custody and released on \$100,000 bail, according to county inmate records.

The three suspects were responsible for a series of robberies in the Business Triangle, according to Lt. Giovanni Trejo.

"This crew is connected to robberies that occurred on Sept. 22, 2021, at 9:21 p.m., Oct. 8, 2021, at 10:28 p.m., Oct. 19, 2021, at 9:30 p.m., and Nov. 16, 2021, at 9:31 p.m. They're also connected to numerous similar crimes in other cities," Trejo told the Courier.

The Sept. 22 robbery took place on the 300 block of North Beverly Drive, the Oct. 8 robbery occurred on the 400 block of North Canon Drive, and the Nov. 16 robbery happened on the 9400 block of Brighton Way. Information on the Oct. 19 robbery could not be found immediately.

The search warrants yielded several pieces of evidence, according to BHPD, including a semi-automatic handgun which had been illegally converted to fully automatic.

The arrests happened through a multi-agency investigation that included Irvine Police Department, Brea Police Department, Riverside County Sheriff's Department, Hemet Police Department, Upland Police Department, Los Angeles County Sheriff's Department, Santa Monica Police Department, Menifee Police Department, Murrieta Police Department, the Federal Bureau of Investigation and the United States Secret Service.

Four additional suspects remain at large, all of whom have active arrest warrants for robbery and conspiracy to commit robbery. That includes Darrell Skakhan Hollawayne, Jr., 21, of Hemet; Desmond Jay Hines, 20, of Winchester; Mahmoud Fathi Salah, 19, of Hemet; and Dmari Josiah Beed, 20, of Murrieta.

BHPD notes that further investigation may lead to additional suspects.

The department asks that anyone with information about the crimes call the BHPD tip line at 310-288-2656 or the BHPD Watch Commander at 310-285-2125. Additionally, anonymous reports can be made by texting 888777. ●

## Beverly Hills Fire Department Earns Prestigious Accreditation



The Beverly Hills Fire Department (BHFD) has received Accredited Agency status with the Commission on Fire Accreditation International (CFAI) for meeting the criteria established through the CFAI's voluntary self-assessment and accreditation program.

The honor is especially impressive, considering that there are only 278 accredited agencies (out of 27,171 registered fire departments, per the National Fire Department Registry) or 0.01% nationwide. Only 12% of the U.S. population is protected by accredited agencies. And there are only 23 accredited agencies in the entire State of California. The City of Beverly Hills Fire

Department became the fourth accredited agency (out of 88 incorporated cities) in Los Angeles County, which puts it in the top 0.05% of departments.

The CFAI process is voluntary and provides an agency with an improvement model to assess its service delivery and performance internally and then works with a team of peers from outside agencies to evaluate the completed self-assessment.

To complete the accreditation process, the BHFD Accreditation Team logged thousands of hours in preparing all requisite documents, to include addressing assessment-related inquiries and peer team review action items. The team is comprised of both safety and civilian personnel.

"With a combination of dynamic community involvement and close collaboration from City stakeholders, we have been able to use the Commission on Fire Accreditation International's process as a proactive mechanism to plan for the future of this agency and locate areas where we can improve on the quality of the services we provided," said BHFD Fire Chief Greg Barton. ●

**(Jeff Hyland continued from page 1)**

I am thankful to all of you for sharing your wishes and prayers during Jeff's illness. Your support and kindness have touched me deeply and I know you mourn with me now."

Hilton & Hyland Co-Founder and Chairman Rick Hilton also paid tribute to his partner in the statement.

"Thirty years ago, Jeff and I started on this journey. Throughout, a great partnership and a deep friendship were forged, and Hilton & Hyland emerged as a force in the industry.

"Jeff was a legend. His knowledge about real estate and architecture was unparalleled."

Born in the Little Holmby area of West L.A., Hyland's career included stints at Coldwell Banker and Mike Silverman and Associates. He was a founding partner of the firm Alvarez, Hyland and Young before founding Hilton & Hyland with Hilton in 1993. The firm bills itself as the top producing single office brokerage in the world.

Hyland's own listings on properties such as The Manor and Chartwell made headlines for record-breaking sales (\$119.75 and \$150 million, respectively). He also distinguished himself as an architectural historian and published author on the subject of the great estates of Beverly Hills.

Linda May, Estates Director of Linda May Properties at Hilton & Hyland, described Hyland as one of her dearest friends and colleagues for almost 40 years.

"He created the top luxury real estate brokerage in our city and was so highly admired for his knowledge and passion for real estate. He was the author of 'The Legendary Estates of Beverly Hills,' which is the 'bible' of trophy properties in our city. His community leadership in the City of Beverly Hills and Los Angeles was outstanding. He was part of the great evolution of professionalism in our industry. Jeff was loved by all and will be greatly missed," said May.

Hyland was known and admired as a mentor whose protégés went on to find fame in television reality shows or in launching high-profile firms of their own.

"Jeff Hyland was the Godfather of Beverly Hills real estate. He's a legend and a pillar in the Real Estate industry. The entire community is going to miss his encyclopedic mind, knowledge of each and every home, who lived there, the architecture, style and what the actual homes and estates embodied.

"I don't know a single person in the industry that was as active and involved in the politics, building, zoning and safety. He truly cared about the city. Jeff Hyland was a mentor to so many and a father figure to even more. It's a very sad and tremendous loss to our community," said Rayni Williams, CEO and agent, The Beverly Hills Estates.

Scores of social media posts lauded Hyland as a legend, a gentleman and a true class act.

Beverly Hills Vice Mayor Lili Bosse was the first to post a tribute in response to the

announcement of Hyland's death.

"Jeff was an incredible human being," wrote Bosse. "So kind, giving, a true visionary and beloved by our community. He was a true friend of Beverly Hills and a true,

supportive, loving friend to me. I am forever grateful to him for being the man of integrity and love he was. I will carry him with me with so much love and gratitude in my heart always." ●



Jeff Hyland also enjoyed success as an architectural historian and author. Photo courtesy of Hilton & Hyland

# CONSTRUCTION NOTICE



Dear Residents,  
Beginning January 2022, the City will begin installing shared lane bicycle pavement markings ("sharrows") on several streets as approved by the City Council at the January 4, 2022 Study Session meeting. Visit [www.beverlyhills.org/minimumgrid](http://www.beverlyhills.org/minimumgrid) for the staff report and more details on the Minimum Grid Network.

The project intends to create a "minimum grid" of connected bicycle routes in the City as a first step toward implementing the Holistic Bikeways Network Map in the Complete Streets Plan ([www.beverlyhills.org/completestreets](http://www.beverlyhills.org/completestreets)). Installations are anticipated to be completed by April 2022.

**These markings are not bike lanes.**  
**There will be no reduction in the number or width of travel lanes or parking lanes.**

- WHAT TO EXPECT:**
- Traffic control, trucks, and work crews will be present
  - Work hours will vary by street, but the City will make every effort to minimize disruptions to residents



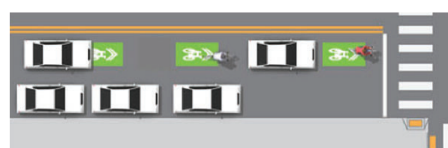
**Project: Installation of Bicycle Pavement Markings**  
City of Beverly Hills  
Public Works Department  
345 Foothill Road  
Beverly Hills, CA 90210  
[www.beverlyhills.org](http://www.beverlyhills.org)  
For questions: Public Works Customer Service  
Tel: 310.285.2467  
Email: [AskPW@beverlyhills.org](mailto:AskPW@beverlyhills.org)

**WHAT:** Installation of Bicycle Pavement Markings

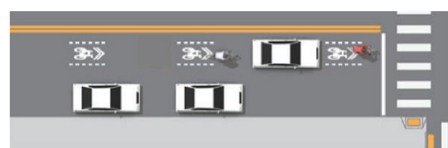
**WHEN:** January 2022 through April 2022  
*\*Schedule is subject to change due to weather conditions*

**WHERE:** Various streets throughout the city

**BICYCLE PAVEMENT MARKINGS (SHARROWS):**



Commercial Streets



Residential Streets

**Public Works Customer Service Tel: (310) 285-2467 or Email: [AskPW@beverlyhills.org](mailto:AskPW@beverlyhills.org)**

## Next stop: more subway.

**PURPLE (D LINE) EXTENSION TRANSIT PROJECT**  
Section 2 – Beverly Hills Update

**Station Construction Continues**  
We're building more subway stations connecting the Westside and downtown LA.

**TRAFFIC ALERT**  
Construction of the La Cienega Station continues on the north side of Wilshire Bl. North Gale Dr will be closed 24/7 at Wilshire Bl through April 2022. Two lanes of traffic will remain open in each direction during peak hours along Wilshire Bl.

**MEETING HOURS**  
Community Construction Update webinars will be held virtually on the first Wednesday of the month from 12–1pm. Please join us on February 2, March 9 and April 6.

Upcoming webinars are held over Zoom and posted to Facebook:  
Webinar Link: [zoom.us/j/96626476708](https://zoom.us/j/96626476708)  
Webinar ID: 966 2647 6708  
No password is required.

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# Birthdays



**CYBILL SHEPHERD**  
February 18



**BENICIO DEL TORO**  
February 19



**SMOKEY ROBINSON**  
February 19



**CHELSEA PERETTI**  
February 20



**JOSH JOHNSTON**  
February 22



**EMILY BLUNT**  
February 23



**STEVE WEBB**  
February 23



**BERNARDO PUCCIO**  
February 24



## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Whether the sun comes after the storm or the storm comes after the sunny stretch just depends on when you got to the place. Just make sure you're prepared for the full range of weather, and all is well.

**TAURUS** (April 20-May 20). Your busy mind whirs with projects to finish, places to see, people to meet. You are not working in a linear fashion, so don't expect linear results. Your flaws are beautiful too, if you'll only believe it.

**GEMINI** (May 21-June 21). You will feel a sense of empathy for mankind. You'll greet people like they're long-lost friends. The special treatment is greatly appreciated. An opportunity will arise from your ability to connect.

**CANCER** (June 22-July 22). In the same way a good comic doesn't have to tell the right audience when to laugh or

explain why things are funny, you shouldn't have to lay out instructions for how to love you.

**LEO** (July 23-Aug. 22). The animals don't own mirrors, nor do they care to. Knowing what you look like in the thrust of the action is largely irrelevant to the experience of living it. Self-awareness has no place in an experience of unity.

**VIRGO** (Aug. 23-Sept. 22). You've been working steadily to repay a debt. You're not there yet but congratulate yourself on the progress you made. A small reward is in order, for the sake of morale.

**LIBRA** (Sept. 23-Oct. 23). Adults often parent themselves in the same way they were parented as children. This isn't the only way to go. You can also adjust your inner parenting style to suit the life you have now and the person you want to be.

**SCORPIO** (Oct. 24-Nov. 21). An artful brag is like shorthand. It helps people understand where you're at right now in your life and in your head. They'll get it. You'll have a blast when they meet you there.

**SAGITTARIUS** (Nov. 22-Dec. 21). As an adaptable idealist, you can find the highest, most fitting form of any situation. You'll work with unexpected elements. It's funny how a pinch of something terrible can enhance the entire scene.

**CAPRICORN** (Dec. 22-Jan. 19). Intimacy depends on maintaining the right amount of tension in a connection; being comfortable enough to let the guard down, but still unfamiliar enough that discovery is a thrilling risk.

**AQUARIUS** (Jan. 20-Feb. 18). Life heals. You can know everything about the healing process, or you can know nothing about it. The healing will be the same whether you watch it or instead watch television while it's happening.

**PISCES** (Feb. 19-March 20). While you do not want to be too serious, if you are to meet a goal by next week, you must take measures. Don't let up. You can still have fun while guarding your time well.



This is Canello, a 6-year-old Maltese Poodle mix. He is 15 pounds, and a well-behaved boy! If you'd like to adopt Canello, please contact Shelter of Hope at 805-379-3538. [www.shelterhopepetshop.org](http://www.shelterhopepetshop.org)



South Santa Monica Boulevard and Rodeo Drive where the Cheval Blanc is expected to open Photo by Carl Robinette

### (Cheval Blanc Hotel continued from page 1)

Similar worries about obstructing deliveries in the alley were raised at the October Planning Commission hearing. Cheval Blanc has since adapted the alley design to allow large trucks to maneuver more easily.

“We appreciate the changes that have been made to the plan to attempt to address some of the traffic related concerns. However, we believe that there are still issues,” said Gabriella Romo, Store Director at Giorgio Armani. “There will inevitably be delays and blockages of the alley that will prevent our clients from reaching our location promptly as they expect.”

The submitted designs also call for a portion of the hotel to overhang above the alley entrance at Beverly Drive, which neighboring businesses said would look like a private alley entrance for the hotel and confuse their clients. The shops are asking for alternative designs to make the alley easier to navigate and easier to spot from the road.

“These are our most important customers, and we know their experience will be hindered due to this configuration,” said Samantha Petersen, a spokesperson with Hermès Beverly Hills. “It will be difficult to find the alley entrance at first and it won’t be as fast and efficient as it is now.”

Petersen also said she worries construction noise and traffic will interfere with business and special events and asked for more consideration to offset these effects. The Cheval Blanc team that attended the Commission hearing declined the opportunity for public rebuttal, saying they would discuss these concerns internally first and address them at a later date.

Commissioner Peter Ostroff instructed both sides of the alley debate to work together to reach an agreement independently of City Hall.

“There are a couple of things that stand out that need to get resolved, the first one is the use of the alley,” Ostroff told the Cheval Blanc representatives. “We don’t want to have any more debates here. With the alley, you’re going to have a very close relationship with all of the stores on Rodeo and Beverly and some of them have come and talked about issues that are of concern to them, and it almost sounds like you guys haven’t been talking to each other. I don’t know whether that’s true or not and I don’t care. But now it’s time to get together.”

Ostroff also urged the applicants to create incentives to make it easier for Beverly Hills residents to join the hotel’s planned 500-member private club.

“Our lookout is for our city, so think about what you might offer in that regard,” Ostroff said.

Some residents indicated they are worried that the size of the hotel will take away from the aesthetic of Rodeo Drive.

“It’s not lost on me that LVMH will bring a lot of money into Beverly Hills,” said 53-year resident Thomas Zoline. “But I will say that a nine-story building on that location will destroy the sense of the village and the community that makes up Beverly Hills.”

The design calls for a four-story facade on Rodeo Drive that will step up to nine stories toward the southeast. Cheval Blanc designers indicated that it is designed so the top floors are not visible from Rodeo Drive street-level and will be mostly unseen from the residences north of Santa Monica Boulevard. Architect Peter Marino said ensuring that the Rodeo Drive facade was in keeping with the rest of the street was one of his top considerations when designing the building.

A representative with hospitality workers union UNITE HERE Local 11 urged the city to consider adding more affordable housing before they add more hospitality space, saying workers cannot afford to live in Beverly Hills and another hotel will further tip the “job-to-housing imbalance” in the city. Two separate letters that were signed by a total of 39 people were submitted into public comments, echoing the call for affordable housing.

Ostroff gave little weight to these comments as the parcels where the hotel is planned are not fit for residential zoning.

The Commission’s input and public comment will help shape the proposal before it reaches Beverly Hills City Council for final approval. The Commission is expected to make recommendations to the Council regarding the project’s EIR, design and use standards and special events limitations. It will also weigh in on an application to amend the city code to allow the multi-parcel location to be zoned as one multi-use commercial site. The new zoning would change the city code and parcel map to allow the street-level dining and retail that is part of the design proposal.

Thus far in the approval process, which has included two hearings before the Planning Commission, public comment continues to be positive overall, with many expecting it

to revitalize the north end of Rodeo Drive. This includes Giorgio Armani and other shops who have expressed conditional support for a Cheval Blanc at the location, despite their opposition to some details.

“I think [Cheval Blanc] would do a fabulous job here,” said legacy resident Robbie Anderson whose grandparents founded the Beverly Hills Hotel. “I think Rodeo Drive needs a shot in the arm. You know, all this marching and stuff put a taint on it. This, I believe, would bring us back into the future.”

### (Mask Mandate continued from page 1)

“BHUSD has been met with an overwhelming response of relief that we have such low transmission rates resulting in both LACDPH and BHUSD ending outdoor masking this week.”

While state public health officials have indicated that indoor mask mandates for schools could be lifted as soon as the end of the month based on current trends, Los Angeles schools face a longer timeline. Transmission rates in the county must first reach moderate levels, or about 730 daily cases, for two weeks. Los Angeles County recorded 2,133 cases on Feb. 15.

“We remain very encouraged by the steady decline that we are seeing across so many of our metrics,” Public Health Director Dr. Barbara Ferrer told the County Board of Supervisors on Feb. 15. Ferrer said that the county could reach moderate transmission by the middle of March at the current rate of decline.

Ferrer acknowledged frustration among some over the county’s more cautious approach, but noted that despite recent declines, transmission remains high.

“While it’s always important to consider personal risks and benefits, Public Health, as you know, is charged with assessing risks and benefits across populations,” Ferrer said.

“And because the cost of high transmissions are not just borne by individuals and are not distributed equally, it’s important to recognize that there have been severe disruptions associated with this surge, including staffing shortages, reduced economic security for many who have to quarantine or isolate without sick pay, and higher morbidity and mortality for those most vulnerable and those with more exposures.”

For two days prior to the post-surge period, BHUSD made outdoor masking optional under a creative interpretation of county rules. Under provisions in the Public Health’s Youth Sports Health Order, students who were “actively practicing, conditioning, or competing” in indoor or outdoor sports teams could opt out of wearing masks.

On Feb. 11, the board voted to classify

“I live very close to the project, and I have to tell you that if anyone should be concerned, it could be us that live nearby, and I’m actually looking forward to a project of this level showing up in our community,” said Former Traffic and Parking Commission Chair Nooshin Meshkaty. “I think our merchants will benefit greatly from it. It’s about time for us to have a project that will bring it all together.” ●

each grade level as its own sports team, thereby making masks optional outdoors for all students.

“We’re taking the broad interpretation of the Youth Sports Health Order and allowing the kids, while they’re playing outside by categorizing their grade levels as teams, to be able to choose not to wear a mask if they so choose,” School Board President Mary Wells explained in an interview with the Courier.

At the Feb. 8 School Board meeting, parents and students voiced frustration with the district’s COVID-19 mitigation strategy—a tone increasingly adopted by members of the board. Wells insisted that growing outside pressure did not factor into the board’s vote on the new policy.

A confluence of factors pushed the move, Wells said, including a heat advisory, a decline in COVID-19 case numbers, and previous discussions about minimizing masking outdoors.

“It’s a very loose interpretation,” Wells acknowledged.

Public Health was not inclined to provide that latitude. In fact, it approached BHUSD on Monday to clarify the policy.

As a Public Health spokesperson explained to the Courier, “The requirements and recommendations contained in Appendix S - Protocol for Organized Youth Sports are intended to apply to just that-organized youth sports teams or leagues, whether they operate as part of a school or elsewhere in the community.”

The spokesperson added, “Appendix S is not intended to apply to required PE classes that are part of the regular school curriculum, or informal play that might occur as part of student lunch or recess.”

Schools that have not adhered to health orders can receive citations and, in a few cases, cease and desist letters from County Counsel. In this case, the spokesperson noted that given the impending changes to outdoor masking, “[t]here seemed to be little reason to pursue formal action against the district for non-compliance.” ●

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**SUDOKU**  
02/18/22 ISSUE

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**SUDOKU ANSWERS**  
02/11/22 ISSUE

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8	9	4	3	7	2	1	6	5
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**PUZZLE ANSWERS**  
02/11/22 ISSUE

S	C	R	E	A	M	O		F	O	L	D	U	P		F	R	O	S							
I	N	E	X	P	E	R	T		A	V	E	R	S	E		L	E	I	A						
B	E	S		T	R	A	P		A	L	B	U	M		C	E	A	S	E	S	Y	A	N	K	
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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
02/18/22 ISSUE

**SCI-FI SHOWDOWN**  
BY STEPHEN MCCARTHY / EDITED BY WILL SHORTZ

Stephen McCarthy, originally from Vancouver Island, British Columbia, is a Ph.D. student in Stockholm studying transportation modeling. This is his third Sunday Times crossword and his fourth Times puzzle overall. There is a little trick to this one, and your solution may not match everyone else's. The middle part of the grid, Stephen says, was the most challenging to construct. — W.S.

<p><b>ACROSS</b></p> <p>1 Goal for many a T.A.</p> <p>4 There's a Winter one in St. Petersburg and a Summer one in Beijing</p> <p>10 Confront</p> <p>16 QVC alternative</p> <p>19 Grande preceder</p> <p>20 Many a video-game player has one</p> <p>21 Hebrew name of God</p> <p>22 Major N.Y.S.E. events</p> <p>24 Vainglory</p> <p>25 Good side in 70-Across</p> <p>27 Reid of "Sharknado"</p> <p>28 Grade-school basics</p> <p>30 Scoundrel</p> <p>31 Points all around?</p> <p>32 Celsius of the Celsius scale</p> <p>33 Director Nicolas</p> <p>35 Good cheer</p> <p>37 People to pick from</p> <p>38 Major role in 70-Across</p> <p>41 Smartphone forerunners, in brief</p> <p>42 "___ kingdom come ..."</p> <p>43 Big stretch</p> <p>44 Bluish-gray shade</p> <p>46 Mobile ___</p> <p>48 Time might be shown on the side of one</p> <p>50 Score of 8, in golf slang</p>	<p>52 Events where one person's trash may be another person's treasure</p> <p>56 Pull back (in)</p> <p>59 Capital-B Belief</p> <p>61 Family name on TV's "Succession"</p> <p>62 Vote in favor</p> <p>63 Prefix with futurism</p> <p>64 Outback offering</p> <p>65 Locale of the 2002 and 2022 World Cups</p> <p>67 Long-term damage</p> <p>68 Some copywriting awards</p> <p>69 The volcano Emi Koussi is its highest point</p> <p>70 The better of two major sci-fi film franchises?</p> <p>72 Climb (up)</p> <p>73 Gives a bad hand?</p> <p>74 "But ___ counting?"</p> <p>75 Gentle hill</p> <p>76 Grams, by another name</p> <p>77 Voice heard by 500 million people</p> <p>78 ___ Majesty</p> <p>79 Not for moi?</p> <p>80 Pump choice</p> <p>82 Spot for a patch, perhaps</p> <p>83 Begins to like</p> <p>86 Regular at Citi Field</p> <p>89 Small spot for a castaway</p> <p>91 Ian McKellen, e.g.</p> <p>92 Skin-care brand with an accent over its last letter</p> <p>94 Mens ___</p>	<p>95 Sends a Telegram, in brief?</p> <p>97 Not looking good</p> <p>99 Major role in 70-Across</p> <p>102 Stop at the liquor store?</p> <p>103 Comforting phrase</p> <p>106 Newton of the Black Panther Party</p> <p>107 "___ Darko" (2001 cult film)</p> <p>109 Distend</p> <p>110 Who wrote "April is the cruellest month"?</p> <p>113 Scratch-and-sniff page, e.g.</p> <p>114 Dramatic accusation</p> <p>115 Good side in 70-Across</p> <p>118 Misfortune</p> <p>119 Cousin of a skimmer</p> <p>120 ___ One</p> <p>121 "Do you mind?"</p> <p>122 Brown of HBO Max's "Gossip Girl" reboot</p> <p>123 WaPo competitor</p> <p>124 "There's not much hope"</p> <p>125 Bumper attachments</p> <p>126 Sazerac cocktail ingredient</p>
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**DOWN**

1 Records in advance

2 Time for a shootout

3 Memorable quote from 70-Across

4 Apple device

5 Affirms

6 Some college classes

7 "Thanks, but I already \_\_\_"

8 Diet Coke doesn't have a single one: Abbr.

9 Wipes out

10 "The Clan of the Cave Bear" heroine

11 What's raised in a ruckus

12 Waste of an election?

13 Confesses

14 Bad thing to be stuck in

15 On-line connection?

16 Arrive at, as a solution

17 Memorable quote from 70-Across

18 "Take your time"

23 Audacious

26 A target for Target, say

29 It might be a shocker

31 "The Simpsons" character

33 Social media star Addison

34 Partner of one

36 French skin-care and cosmetics giant

38 \_\_\_ teeth (proverbial rarity)

39 Noble title

40 Follower of black or special

44 Slanders

45 Director Waititi

47 Ones involved in a transaction

49 Nutty confections

51 So-called Breakfast of Champions

53 They might end on a high note

54 Sound of a jaguar

55 Let out, in a way

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18								
19			20						21						22		23								
24			25						26						27										
28			29						30						31										
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95	96							97						98			99						100	101	
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114								115									116	117					118		
119								120									121						122		
								123									124						125		126

<p>57 Some contents of golf bags</p> <p>58 Needing to butt out</p> <p>60 Potato or pea preparer</p> <p>64 Albert who developed a polio vaccine</p> <p>66 Leaves in a huff, with "off"</p> <p>67 Body part that precedes "band"</p> <p>68 Innocent</p> <p>69 One of the Prairie provinces: Abbr.</p>	<p>71 "It's a ___!"</p> <p>72 Show of scorn</p> <p>74 Question of confusion or disgust</p> <p>79 Sound of a Jaguar</p> <p>81 Reassuring words</p> <p>83 "___ Hiring" (business sign)</p> <p>84 Kind of card</p> <p>85 The "quail" in Beethoven's "Pastoral" Symphony</p> <p>87 By plane, say</p>	<p>88 Obvious untruth</p> <p>90 Q preceder?</p> <p>93 Aloof</p> <p>95 "Seems so"</p> <p>96 Like the inside of a lava cake</p> <p>98 Devices in atomic clocks</p> <p>100 Converse, e.g.</p> <p>101 Rank</p> <p>102 Common waiting-room viewing</p> <p>104 Jeer</p>	<p>105 Shock treatment, for short</p> <p>107 Slobber</p> <p>108 Noises that come from pens</p> <p>111 "Girls" creator Dunham</p> <p>112 Carded, informally</p> <p>113 Tabbouleh go-with</p> <p>115 "Enough already!"</p> <p>116 Suffix in organic chemistry</p> <p>117 Quirk</p>
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The Federal Courthouse where Il Pastaio shooting defendants were sentenced  
Photo by Carl Robinette

**(Il Pastaio Robbers continued from page 1)**

“There is no justification for such a serious crime, especially when someone could have lost their life,” said Walter during McGhee’s sentencing hearing. “It requires a sentence that will promote respect for the law.”

The crime in question was committed in daylight hours last year when Powell, McGhee and Marquise Anthony Gardon, 41, robbed jewelry dealer Shay Belhassen as he dined on the crowded patio at Il Pastaio, according to the U.S. Department of Justice (DOJ). Officials say the defendants drove to Beverly Hills to scout for potential targets. They then set their mark on Belhassen’s Richard Mille watch, the value of which is estimated at about \$500,000. While stealing the watch, they held a gun to the victim’s head. Belhassen struggled with his attackers for control of the gun and one of the robbers fired at least two shots in the scuffle, hitting and wounding another patron of the restaurant with one of the bullets. No serious injuries were reported.

Belhassen declined to be interviewed following the sentencing of McGhee and Powell.

“[Powell] and his co-conspirators’ decision to hold a loaded firearm to [a victim’s] head is especially troubling,” federal prosecutors said in a memorandum. “This type of robbery where firearms are brandished, and discharged, leaves severe, lasting trauma that victims carry with them their entire lives.”

A sentencing hearing is expected Feb. 28 for Gardon, the third defendant in the case. McGhee, the youngest of the group of robbers, received sympathetic comments from Walter during his own sentencing hearing, the judge citing McGhee’s struggles with learning disabilities and addiction. Despite his sympathizing with the defendant, Walter said the 12-year prison stint fits the crime.

“I accept full responsibility for what I have done,” said McGhee in a letter to the

court, which Walter said he believed to be a sincere statement. “I know what I have done is wrong and one of my biggest mistakes ever, but we all learn from our mistakes. I am asking for a fair sentencing so I can go back into the world and become a better son, big brother and an all-around better person.”

All three defendants are from South Los Angeles and are documented members of the Rollin’ 30s Harlem Crips street gang, according to the DOJ. Police have yet to identify two other suspected accomplices who were seen in the area prior to the crime, allegedly scouting for potential victims. The Richard Mille wristwatch has not yet been recovered.

“These types of robberies, which are becoming more and more prevalent in our community, have to stop,” Walter said in a statement.

A similar incident occurred about six months after the March 2021 shooting when a victim was wounded after shots were fired in an attempted robbery outside Via Alloro restaurant.

Chef Giacomino Drago, who owns both restaurants, did not immediately respond to requests for comment following the sentencing. In the days after the robbery at Il Pastaio, Drago told the Courier, “[Our first thought] was just to make sure everybody was safe,” he said. “We have a lot of family working in the restaurant, we have people that come every day. We wanted to make sure that everybody was okay.”

Beverly Hills Police Department (BHPD) arrived on the scene in March “within 90 seconds,” and later worked with the FBI to identify and arrest suspects in the robbery. With a rash of high-profile crimes in the city over the last year, BHPD has increased patrols, including officers and private security contractors. BHPD has also increased its investment in security technology, including a drone pilot program and cameras. ●



Il Pastaio Restaurant where the robbery and shooting took place Photo by Carl Robinette

COMMUNITY

**(BHHS Girls’ Soccer continued from page 6)**

“Drink water! Stay hydrated!” Kreshek commanded her teammates as she doused her head with a water bottle for some momentary relief minutes before kickoff.

Following Kreshek’s lead, the Normans did all they could to keep cool once the game started, too. Unfortunately, the visiting Cougars used some relentless firepower and a stifling defense to eliminate BHHS from the Division 4 tournament with a 2-0 first-round victory.

The loss represented a bittersweet 12-hour period for the BHHS sports program. The night before on the same field, the boys’ soccer team was eliminated from the CIF playoffs with 4-2 loss to Bishop Amat Memorial High School. At roughly the same time in the nearby Swim Gym, the boys’ basketball squad was knocked out of its play-off tournament by visiting Crespi Carmelite High School, 53-38.

Talk about three the hard way.

“It’s hard to lose, especially after a hard-fought season, especially (after) all three teams qualified for the playoffs,” said Giulian Laudisa, an attacking midfielder on the boys’ soccer team as he supportively watched the girls play. “It hurts, but at least we all qualified and did well in our regional leagues. We showed we have a lot of good young talent. I think all the programs are moving in a good direction.”

Almost from the start, Ventura’s attack kept the pressure on Kreshek and seemed to wear down the Normans as much as the weather conditions. Kreshek made no less than four superb saves in the first half before Ventura (12-6-2) took the lead with a little more than five minutes remaining before intermission.

“Ventura, that area, plays a physical brand of soccer,” said Normans coach Ryan Franks, whose team finished the season with an 11-4 record. “So, moving forward, when we’re looking to schedule next year, we’ll be scheduling some games in that area to prepare for that physicality.”

Esja Moore, a Ventura midfielder, rebounded a header off the crossbar in heavy traffic and found the net for something of a monumental 1-0 lead. Coming

into the game, the Normans had recorded 10 consecutive shutouts dating back to early December. Ventura coach Todd Tackett was well aware of Beverly Hills’ “nil” streak entering the game.

“We used that as fodder this week,” said Tackett, now in his 32nd season coaching soccer at Ventura High. “I told the girls to go in there, step on the gas and don’t let off. That’s kind of what we did. For them, it was probably in their head that that was the first time they had been scored on in two months.”

The other portion of Ventura’s game plan was silencing the Normans’ prolific scorer Katrina Chong, a junior midfielder who entered the contest with a school-record 28 goals on the season. The Cougar defenders marked Chong as if she was wearing a uniform covered in Velcro.

“Personally, I just wanted to get a goal back more than anything,” Chong said of the team’s one-goal deficit. “I hate losing, so it fired me up more and I think it fired up our team.”

In the second half, Beverly Hills did ratchet up its efforts on both ends, but the Normans never could put together a sustained offensive push. While substituting frequently to help keep players fresh, the team suffered a string of injuries that thwarted their comeback chances in the second half.

A bloody nose, a respiratory issue and a lower-leg injury were among the ailments suffered by BHHS as Ventura went up 2-0 on a header by Allie Nichols with just under 18 minutes left in the game.

Franks said his team responded well to adversity - physical and otherwise - during the match, a sign of better things ahead for a team stocked with freshmen and sophomores. In fact, sophomore midfielder Gabrielle Mussry had an impressive shot on goal that could have changed the game’s momentum had it found the target.

“We’re going to build off what we did this year,” Franks said. “No doubt we’re going to take it a step farther next year.”

And bring their own heat with them. ●

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# Public Notices

## FICTITIOUS BUSINESS NAME STATEMENT 2022007489

The following is/are doing business as:

- 1) PAPERCLIP LIMITED  
2) PAPERCLIP LTD

8811 Alden Dr. #12, Los Angeles, CA 90048; **Q And Shu Global Industries, LLC** 8811 Alden Dr. #12, Los Angeles, CA 90048; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed August 2015: **Benjamin Cornwell Manager**: Statement is filed with the County of Los Angeles: January 12, 2022; Published: January 28, February 04, 11, 18, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022012656

The following is/are doing business as:

**ON THE DAILY FIT**

1531 S. Sherbourne Dr., Los Angeles, CA 90035; **Julia Kinigsberg** 1531 S. Sherbourne Dr., Los Angeles, CA 90035; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed December 2020: **Julia Kinigsberg, Owner**: Statement is filed with the County of Los Angeles: January 19, 2022; Published: January 28, February 04, 11, 18, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022012650

The following is/are doing business as:

1) EURO CAFFE

2) EURO GASTRONOMIA

427 N. Canon Dr. #111, Beverly Hills, CA 90210; **Mavazo, Inc.** 427 N. Canon Dr. #111, Beverly Hills, CA 90210; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed May 2002: **Mayda Kemanjian, President**: Statement is filed with the County of Los Angeles: January 19, 2022; Published: January 28, February 04, 11, 18, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022012653

The following is/are doing business as:

**CELEBRITY PLUMBERS, LLC**

1545 W. 45th St., Los Angeles, CA 90062; **Celebrity Plumbers Limited Liability Company** 1545 W. 45th St., Los Angeles, CA 90062; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed March 1990: **Barry M. Davis, CEO**: Statement is filed with the County of Los Angeles: January 19, 2022; Published: January 28, February 04, 11, 18, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022026853

The following is/are doing business as: **SKYBRIDGE CONSTRUCTION**

300 S. Beverly Dr. #408, Beverly Hills, CA 90212; **Sherwin Aryeh** 300 S. Beverly Dr. #408, Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed January 2022: **Sherwin Aryeh, Owner**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022026855

The following is/are doing business as: 1) **BEVERLY HILLS ALTERNATIVE RELIEF CENTER** 2) **BARC** 432 S. San Vicente Blvd., Los Angeles, CA 90048; **Relief Corp** 432 S. San Vicente Blvd., Los Angeles, CA 90048; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed April 2015: **Sam Dabbas, President**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022026858

The following is/are doing business as: 1) **HGS APARTMENTS** 2) **BB PARTNERS** 3) **BURTON WAY GROUP** 4) **CENTINELA GROUP** 5) **EXPO PARTNERS** 6) **MAR VISTA APARTMENTS** 7) **MONTE MAR ASSOCIATES** 8) **OLYMPIC PROPERTIES** 9) **SATURN MANAGEMENT** 10) **TRI MENTONE ASSOCIATES** 11) **WINDSOR APARTMENTS**

2623 S. Holt Ave., Los Angeles, CA 90034; 1702 S. Robertson Blvd. #2009, Los Angeles, CA 90035; **Enrique Mannheim** 2623 S. Holt Ave., Los Angeles, CA 90034; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed January 2000: **Enrique Mannheim, Owner**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C**

**BEVERLY HILLS COURIER**

## FICTITIOUS BUSINESS NAME STATEMENT 2022 010775

The following is/are doing business as:

**THE BEVERLY HILLS SYMPHONY** 312 S. BEVERLY DRIVE # 3254, BEVERLY HILLS, CA 90212; **Edmond Allmond** 6979 Exeter Dr., Oakland CA 94611; **John Mills II** 5552 Bedford Ave. Los Angeles, CA 90056; The business is conducted by: **A GENERAL PARTNERSHIP**, registrant(s) has NOT begun to transact business under the name(s) listed: Signed by: **John Mill II, General Partner**: Statement is filed with the County of Los Angeles: January 18, 2022; Published: 02/11/22, 0/18/22, 02/25/22, 03/04/22 **LACC N/C - BEVERLY HILLS COURIER**

**NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN** Order No: 1427842CAD TS No: S19-11051 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/25/2019. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/30/2019 as instrument number 20191026555, in the office of the County Recorder of LOS ANGELES County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 1/7/2020 as instrument number 20200017280 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 3/18/1980 as instrument number 80-272387, WILL SELL on 02/17/2022, 10:00AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): J.K. SELZNICK, AN UNMARRIED WOMAN. The property address and other common designation, if any, of the real property is purported to be: 1424 NORTH CRESCENT HEIGHTS, UNIT 29, WEST HOLLYWOOD, CA 90046, APN 5554-005-034. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs,

expenses and advances at the time of the initial publication of this Notice of Sale is: \$17,965.64. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Website: [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: S19-11051. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible

tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case S19-11051 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 12/24/2021 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE, TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0398339 To: BEVERLY HILLS COURIER

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

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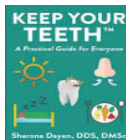


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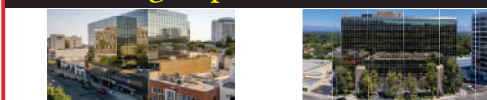
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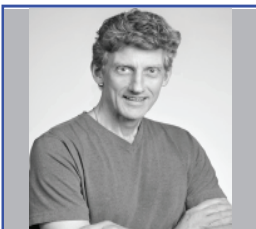
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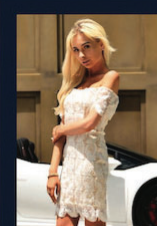


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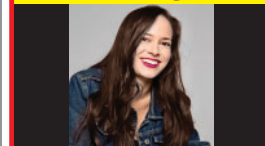
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