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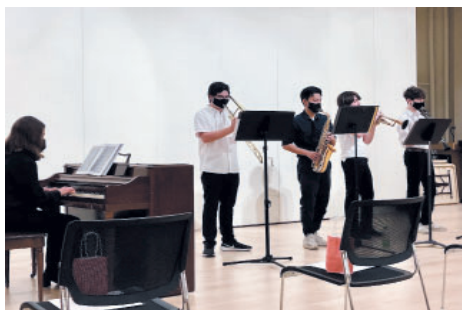
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THE WEATHER, BEVERLY HILLS

☀️	Friday	73° 54°
☁️	Saturday	66° 52°
☀️	Sunday	70° 53°
☁️	Monday	75° 57°
☀️	Tuesday	83° 60°
☀️	Wednesday	83° 59°
☀️	Thursday	81° 58°

City Council Resumes In-Person Meetings

BY SAMUEL BRASLOW



The City Council met in person for the first time in nearly nine months. Photo by Samuel Braslow

The Beverly Hills City Council met for its first in-person hearing in nearly nine months on March 15, giving the at-times grinding work of municipal governance an air of excitement and novelty. Utilizing a hybrid model where people could participate either in person

or remotely, the Council heard an update on the city's housing element and voted to reexamine the potential historic status of a sprawling home north of Santa Monica Boulevard. (In-Person Meetings continues on page 14)

Just In Case BH Unveils Disaster Manual

BY SAMUEL BRASLOW

Just In Case BH, the city's neighborhood-based emergency preparedness program that connects residents, businesses and city agencies in the event of city-wide disasters, has released a manual for how to deal with a wide range of emergency situations. An online version of the manual is available now, but Just In Case BH plans to distribute hard copies to every home in the city around April.

"We want [residents] to have information at their fingertips on what to do if an emergency occurs," Beverly Hills Fire Department (BHFD) Chief Greg Barton told the Courier.

The 88-page document begins with an explanation of the Just In Case BH program and command structure. It includes basic but potentially life-saving information on how to stop a bleed, treat burns, care for wounds, and apply a splint. The manual also provides guidelines on what to do in the event of extreme heat, a hazardous materials incident, an earthquake, a terrorist attack, or – knock on wood – a pandemic.

(Just In Case BH continues on page 3)

Bedford Rite Aid Closing Monday

BY BIANCA HEYWARD



Rite Aid on Bedford Drive

After 33 years of business in Beverly Hills, the Rite Aid at 463 N. Bedford Drive will close its doors permanently on March 21. The closure is one of 63 announced at the end of last year, after the company reported a net loss from continuing operations of \$36.1 million. The move is expected to save the corporation about \$25 million per year. While Rite Aid's lease is set to expire on March 31, 2023, city officials maintain that the closing of this store was not the city's decision. The

Rite Aid located at 300 N. Canon Drive will remain open.

According to Rite Aid employees, the company notified staff on March 7 that its doors will be closing on March 21.

"We expect Rite Aid may sublease or work to negotiate an early termination of the lease," the city's Chief Communications Officer Keith Sterling told the Courier. "In either case, we expect Rite Aid to pay the full rent due under the lease. In anticipation of the vacancy, we will take steps to begin marketing the space."

According to Sterling, the city was ready to begin preliminary talks to renew the lease with Rite Aid on Bedford.

"Like all retail businesses, we regularly review each of our locations to ensure we are meeting the needs of our customers, communities and overall business," the company said in a statement.

(Rite Aid Closing continues on page 9)

Planning Commission Considers Overhaul to ADU Rules

BY SAMUEL BRASLOW

The Beverly Hills Planning Commission reviewed the city's standards for accessory dwelling units, or ADUs, at its March 10 meeting. While the Commission did not make any binding decisions, the discussion brings the city one step closer toward an overhaul of the city's rules and regulations around the ADUs. As Sacramento has sought solutions to the ongoing housing crisis in the Golden State, it has turned its sights on adding density through the development of ADUs.

(Planning Commission continues on page 13)



Courier Calendar

NOW

**CALIFORNIA SCIENCE CENTER:
"ANGKOR: THE LOST EMPIRE OF
CAMBODIA"**

10 A.M.-5 P.M.

The California Science Center presents the world premiere of "Angkor: The Lost Empire of Cambodia," an international touring exhibition of the 900-year-old Khmer empire. It features over 120 ancient artifacts, half of which are touring for the first time. Also playing is the companion IMAX movie, "Angkor 3D." Tickets are \$20 for adults, \$18 for students and seniors, and \$13 for students. Discounts for combo tickets to the exhibition and the IMAX movie are also available. Advanced registration is required. Guests must show proof of COVID-19 vaccination or negative test. Masks must be worn inside.

<https://californiasciencecenter.org/exhibits/>

[angkor-the-lost-empire-of-cambodia](https://californiasciencecenter.org/exhibits/angkor-the-lost-empire-of-cambodia)

NOW - MARCH 19

**THE WALLIS: "DIAVOLO & THE
VETERANS PROJECT"**

7:30 P.M.

The Wallis Annenberg Center for the Performing Arts presents a performance from the dance company Diavolo. The group will perform two dance pieces, the world premiere of "S.O.S. - Signs of Strength," featuring nine military veterans and "Trajectoire." The choreography combines contemporary dance with martial arts, acrobatics, gymnastics, and hip-hop, integrated with complex architectural structures. Tickets range from \$39-\$99. Attendees must show proof of vaccination for COVID-19 or negative test. Masks, preferably N95, KN95, or doubled surgical and fabric, are still required at all times inside the venue.

<https://thewallis.org/Diavolo>

NOW - MARCH 31

**GO LITTLE TOKYO: CELEBRATE
WOMEN'S HISTORY MONTH**

In celebration of Women's History Month and the Japanese holiday Hinamatsuri or "Girl's Day" on March 3, Go Little Tokyo focuses on women-owned businesses in Little Tokyo. Fugetsu-do, a mochi shop open since 1903, will serve Sakura Mochi, a traditional sweet served for Hinamatsuri and the spring season, until March 31. For restaurants, (abeautifullife) Jamaican Kitchen and Aloha Cafe are featured for their Caribbean and Hawaiian food, respectively. The Mermaid is a bar that serves tropical cocktails, and Little Tokyo Florist offers a variety of botanical options. Further details and addresses for each location are available from the Little Tokyo LA website.

<https://littletokyola.org/lovelt/#food>

NOW - APRIL 30

**THE ACTORS' GANG: "CAN'T PAY?
DON'T PAY!"**

SUN. 2 P.M., THURS.-SAT. 8 P.M.

The Actor's Gang celebrates the return to live performances with the satire "Can't Pay? Don't Pay!" The production focuses on the character Antonia and other disaffected women who protest rising prices, stagnant wages, and the selective punishment of theft in society. Preview shows conclude on March 18, with tickets priced at \$25. Opening night is March 19, with general admission set at \$35. Students and seniors receive a \$10 discount. Thursday showings are pay-what-you-can. All performances are at 8 p.m., except for Sunday matinees (March 27, April 10, April 24) at 2 p.m. The Actor's Gang requires that all patrons provide proof of COVID-19 vaccination or negative test. Masks must be worn inside.

<https://theactorsgang.com>

MARCH 19

**PASADENA SYMPHONY:
MOZART SYMPHONY NO. 40, PIANO
CONCERTO, AND "FINDING ROTHKO"**
2 P.M., 8 P.M.

The Pasadena Symphony Association continues its 2021/22 season with performances of Mozart's Symphony No. 40, Piano Concerto, and "Finding Rothko." The show will begin with Adam Schoenberg's "Finding Rothko"; then Aldo López-Gavilán will perform Piano Concerto by Edvard Grieg, before concluding with Brett Mitchell conducting for Symphony No. 40. Tickets start at \$35. The show is at the Ambassador Auditorium located at 131 South St. John Avenue, Pasadena. All attendees must produce proof of vaccination against COVID-19, including a booster if eligible. Mask wear inside is recommended.

<https://pasadenasympphony-pops.org/concert/mozart-symphony-40/>

MARCH 19

**THE BROAD STAGE: TAKÁCS QUARTET
WITH JULIEN LABRO**
7:30 P.M.

Takács Quartet with Julien Labro make their Broad Stage debut on March 19. The show features two new commissions by Clarice Assad and a solo set by Julien Labro. Tickets range from \$40-\$75. Guests must produce proof of COVID-19 vaccine or negative test. Masks must be worn inside.

<https://thebroadstage.org/performances/2021-22/classical/takacsquartet>

MARCH 19 - 20

**LACO: "WAGNER, MENDELSSOHN +
BRAHMS"**

7 P.M., 8 P.M.

Los Angeles Chamber Orchestra presents two shows from guest conductor Roderick Cox and violinist Randall Goosby on the nights of March 19 and 20. The program includes Mendelssohn's Violin Concerto in E minor, Wagner's "Siegfried Idyll," and Brahms' Serenade No. 2 in A major. On March 19, the show will be held at UCLA's Royce Hall at 8 p.m. On March 20, the venue will be the Ambassador Auditorium at 131 South St. John Avenue, Pasadena at 7 p.m. Run time is approximately 73 minutes. Tickets are \$29 with discounts available for students and seniors. Patrons must produce proof of COVID-19 vaccine.

<https://www.laco.org/events/wagner-mendelssohn-brahms/>

MARCH 24

**CALTECH: BEHIND THE BOOK:
"ESCAPE FROM EARTH: A SECRET
HISTORY OF THE SPACE ROCKET"**
5 P.M.

Caltech presents the next installment of its Behind the Book series with a virtual talk featuring the author of "Escape from Earth," Fraser MacDonald. The book covers lesser known aspects of the dawn of the Space Age: lies, spies, communism, and sex magic in 1930s Pasadena. In this conversation, MacDonald will discuss his work with the historian of the Jet Propulsion Laboratory Erik M. Conway and Caltech Archivist Peter Sachs Collopy. There will be a Q&A period at the end of the talk for viewers to pose questions. Advanced, free registration is required to attend this virtual event.

https://events.caltech.edu/series/behind_the_book/Fraser_MacDonald

MARCH 26

THEATRE 40: "BASEMENT FOLLIES"
2 P.M.

Theatre 40 presents a free, live, staged reading of "Basement Follies" on March 26. In this play, a couple ponders their options when they discover an unknown person is living in their basement. The play is written and directed by Theatre 40 member David Datz. Admission is free, with no reservations required. Guests will be required to provide proof of COVID-19 vaccination and wear masks. Although the event is free, Theatre 40 is a non-profit, so donations are appreciated on its website.

<https://theatre40.org>



The dance company Diavolo is known for its acrobatic shows and is performing at The Wallis until March 19. Photo by Sharen Bradford

(Just In Case BH continued from page 1)

“Just In Case BH is comprised of residents and members of the business sector who are disaster volunteers and serve as backup to the City’s first responders in the immediate aftermath of a major emergency disaster,” the manual reads. “The program provides a roadmap to self-sufficiency by training volunteers and empowering the community to work together.”

The City Manager, Fire Chief, Police Chief, and the city’s Public Information Office, headed by the Chief Communications Officer Keith Sterling, collectively make up Unified Command. Unified Command interfaces with a north and south coordinator, who oversee the zones to the north and south of Santa Monica Boulevard, respectively.

The program then divides the city into nine geographical zones, each with a zone coordinator. Each of the nine zones also has an emergency meeting location that is stocked with emergency supplies and can serve as an evacuation center, if necessary.

Below zone coordinators are neighborhood coordinators, who are responsible for three to seven blocks. Finally, each block has a block captain.

The structure is designed to circulate verified information both from the bottom up and the top down as efficiently as possible during moments of crisis.

The manual lays out additional roles beyond those in the chain of command, including search and rescue, communications volunteers, and Certified Emergency

Response Training volunteers.

The bulk of the manual provides instructions on how to manage a range of disaster situations and smaller problems.

“The manual covers a bunch of different things that residents could deal with—not only in a major disaster, but just on day-to-day stuff, such as how to stop a bleed, how to deal with wounds, how to deal with splinting, how to deal with insect bites and stings,” Barton said. “We want to make the community as self-sufficient as possible.”

Barton hopes the manual will demystify and make accessible information that some could find intimidating.

“It just basically empowers them to be that first responder,” he said. “The first responder, years ago, used to be the police department and fire department. Nowadays, it’s the person who’s right next to you or your neighbor.”

Vice Mayor Lili Bosse, who first proposed the program in 2020, saw the manual as part of her larger emphasis on health and wellness.

“Being a healthy city has always been our priority and that includes being a prepared city. I am thrilled and excited that our community will finally have everything needed ‘Just in Case’ any emergency happens,” Bosse told the Courier in a statement. “Everyone will know what to do, where to go and how to help each other.”

Vera Markowitz, Just In Case BH Program Coordinator, told the Courier that printing and distributing the manual will be no small feat. With a manual going to each home in



Volunteers and members of Just In Case BH gather for a zone walk. Photo by Samuel Braslow

the city, Just In Case BH is planning to print around 17,000 copies and hopes to distribute them all sometime in April, though a firm date has not been announced.

“This program is the only one of its kind in the entire country, where you can have a hard copy of what to do in an emergency at your front door,” she said.

The manual contains information that might not occur to you until the event of an actual disaster. For instance, what to do with animal loved ones. (They should not be left behind in a disaster, but do not risk your own safety trying to find them – also, most emergency shelters do not allow pets, except service animals, so look up pet shelters and hotels that allow animals in advance.)

Extreme heat, which is a period of over 90-degree heat for two to three days, is responsible for more deaths annually than any other kind of weather-related event. The manual provides bullet points on how to stay safe in the event of extreme heat, including covering windows with drapes or even aluminum-foil covered cardboard,

going to a library, and drinking water.

Counterintuitively, you should not use electric fans when outside temperatures rise above 95 degrees. While fans may improve comfort, they do not reduce body temperature, making it harder to detect the symptoms of heat related illness.

Barton says that the most important information is on the first page.

“It shows the zone that they’re in,” he said. “It also shows their emergency meeting location, where the city is going to be providing first aid supplies and we’re working on getting health care providers who live in the area to help deal with first aid issues.”

Even as the program continues ramping up, it has attracted attention beyond the border of Beverly Hills.

“It’s being looked at the state level as a potential [program] to be piloted throughout the state,” Barton said, explaining that State Senator Henry Stern (D-Calabasas) has had conversations with the city about the program. ●



Zhang Enli
Hairdresser, 2021
Oil on canvas
86 5/8 x 70 7/8 inches


Collection of East West Bank.
Image courtesy of the Artist and Hauser & Wirth.

Great art stirs
our passions.
We help you
pursue yours.

We have a passion for art—and the people who make it possible. From artists and collectors to museums and galleries, our Private Banking team helps those in the art world pursue their unique interests with the same spirit that goes into every celebrated work. We go beyond banking, and beyond expectations, to deliver exceptional service centered around your point of view.

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Nusr-Et Tent Permit Issues Move Toward Resolution

BY BIANCA HEYWARD



Nusr-Et's outdoor dining tent on North Canon Drive

After hearing updates regarding mitigation efforts between Nusr-Et restaurant at 184-88 N. Canon Drive and the owners of the neighboring Fred Hayman building at its March 15 Study Session, the Beverly Hills City Council

conditionally approved the extension of their OpenBH permit that allows for use of its temporary outdoor dining tent through Dec. 31, 2022. (Nusr-Et Tent Permit continues on page 9)

Wilshire Boulevard Temple to Host Fundraiser for Ukraine



On May 20, Wilshire Boulevard Temple's University Campus will host "Standing Up to a Modern-Day Haman: A Classical Concert Purim Fundraiser for Ukraine."

The concert features four Los Angeles virtuosos who have donated their time and talent to perform music by Ukrainian composers and raise funds in support of the Ukrainian people and millions of people displaced.

The event will include a brief explanation of the centuries-old Jewish heritage in Ukraine, and commemorate Purim with the reading of parts of the Megillah. Hosted by

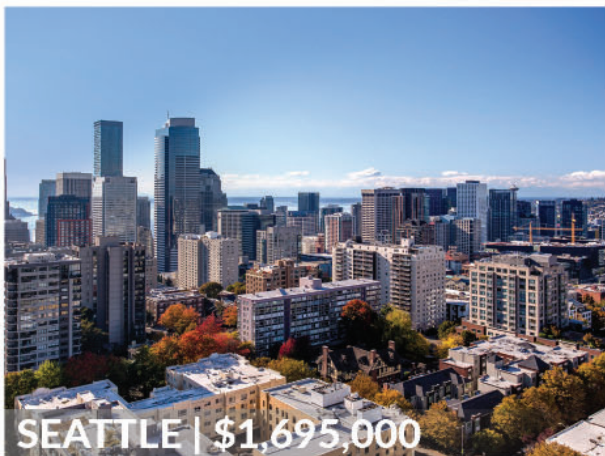
Rabbi Susan Nanus and Cantor Don Gurney, the concert will feature performances by Jason Lippman, cellist in the Los Angeles Philharmonic; Keren Schweitzer, flutist who has performed with the Los Angeles Philharmonic and Yo Yo Ma's Silk Road Ensemble; Dennis Karmazyn, cellist who has performed with the American Ballet, the Bolshoi and Kirov Ballets and Vanessa Fadiel, pianist and Professor of Music at the Colburn School.

The concert is free, but a donation to HIAS, the international refugee aid organization or other charities standing up for the people of Ukraine is encouraged.

Founded as the Hebrew Immigrant Aid Society in 1881 to assist Jews fleeing pogroms in Russia and Eastern Europe, HIAS now welcomes all who have fled persecution. The organization is currently working with its partners to provide emergency humanitarian aid in Ukraine.

The Wilshire Boulevard Temple University Campus is located at 11960 Sunset Boulevard, Los Angeles, CA 90049. To register for the concert, visit <https://www.wbtla.org/concert>

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Chamber for Charity Spring Concert at Roxbury Park



The Chamber for Charity Ensemble performed at Roxbury Park.

On March 13, the Beverly Hills Active Adult Club, in collaboration with the Generations Club, hosted the Chamber for Charity Ensemble from Beverly Hills High School. The ensemble performed a concert for over 50 attendees at the Roxbury Park Community Center, bringing music and community back together through their live performance.

Maya Goldkorn, musician and Co-President of the Ensemble said, "To me, the intergenerational connection was

the highlight of the event. Seeing seniors and high school students connecting over a shared love of music really proved to me that age is just a number."

The concert marks the beginning of in-person programming returning to Roxbury Park Community Center.

To find out more about Beverly Hills Community Services programs, classes and events, visit www.beverlyhills.org/bhrec.



Due to the overwhelming response to the BHUSD donation drive for Ukraine, students were asked to volunteer to help box the donations at Horace Mann Elementary School on March 17. Photo by Bianca Heyward



On the evening of March 10, the documentary short "One Of Us" premiered its Season 2 Los Angeles episode at the Mr. Brainwash Museum in Beverly Hills. The event was hosted by the Consulate General of Italy in Los Angeles and Frequency Production for Women's History Month. Pictured above are Mayor Bob Wunderlich and Mr. Brainwash.



The City of Beverly Hills cordially invites you to the installation of

The Honorable Lili Bosse as Mayor
With her Oath of Office Administered by
Ambassador Nicole A. Avant

and
the Honorable Julian A. Gold, M.D. as Vice Mayor

Joined by City Councilmembers
the Honorable John A. Mirisch
the Honorable Lester J. Friedman
the Honorable Robert Wunderlich

Tuesday, April 5, 2022
7:00 P.M.

Wallis Annenberg Center for the Performing Arts
9390 North Santa Monica Boulevard, Beverly Hills

Reception to follow
Doors open at 6:30 p.m.

Complimentary parking

Visionary Women Spring 2022 Member's Lunch



Visionary Women held its spring 2022 member's lunch this week. Attending (left-right) were Diane Holland, Clio Olaya, Angela Nahai, Monia Sherry Neman, Kelly Rote, Alya Michelson, Nooshin Farapour, Jennifer Cohen, Sorelle Cohen, Shelley Reid, Nellie Emrani, Deborah Frank, Vice Mayor Lili Bosse and Dega Naleyah.

Photo courtesy of Visionary Women

City Hall Nowruz Display



Members of the City Council, joined by Niloufar Emrani and Sharona Nazarian, stand in City Hall by the Haft-Sin, a traditional display commemorating Nowruz, the Persian New Year. Nowruz begins on the spring equinox. Photo courtesy of Sharona Nazarian

SAVE THE DATE

Beverly Hills Dance & Fitness BLAST

SUNDAY, APRIL 3, 2022 | 9 a.m.-12 p.m.
Beverly Hills City Hall | 455 N Rexford Dr. (Crescent side of building)
Beverly Hills, CA 90210

The City of Beverly Hills, in partnership with All Seasons Fitness Media and celebrity trainer, Dion Jackson, will be hosting a Dance & Fitness Blast event for residents and employees of all Beverly Hills businesses to celebrate health and mental wellness as a community.



Register by scanning the QR code:

LEARN MORE AT
[BEVERLYHILLS.ORG/DANCEFITNESSBLAST](https://www.beverlyhills.org/dancefitnessblast)

This **FREE** outdoor event will feature dance and fitness classes, food and more!
Health and safety protocols will be in place.
Welcome gifts will be provided; supplies are limited





NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, April 12, 2022 at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO AMEND THE BEVERLY HILLS MUNICIPAL CODE TO CLARIFY OR ADD LANGUAGE RELATED TO DEVELOPMENT PLAN REVIEW EXEMPTIONS FOR INCREASES IN BUILDING HEIGHT, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP ELEVATOR ENCLOSURES ON COMMERCIAL BUILDINGS, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP DECKING MATERIALS AND PARAPETS ON MULTI-FAMILY RESIDENTIAL BUILDINGS, THE ALLOWABLE ROOFTOPS USES AND STRUCTURES FOR A MULTI-FAMILY RESIDENTIAL AND MIXED USE BUILDING, THE DEFINITION OF A PRIVATE TRAINING CENTER, AND REQUIREMENTS FOR FENCE OR WALL FINISHES

This Ordinance is part of an ongoing effort to amend language in the Beverly Hills Municipal Code (BHMC) to improve clarity, remove outdated references, and align code language with current practices. The proposed amendments included in the Ordinance do not represent substantive changes to the current meaning or interpretation of the code sections being amended. The proposed ordinance would modify the BHMC as summarized here:

- **BHMC §10-3-3100:** Adding a threshold for an increase in building height that is exempted from the requirement for a Development Plan Review application;
- **BHMC §10-3-100:** Amending the definition of height for commercial buildings to increase the allowable height exemption for an elevator enclosure on commercial buildings;
- **BHMC §10-3-100:** Amending the definition of height for multi-family residential buildings to allow the addition of decking materials for rooftop amenities, and a proportionate increase in the parapet height;
- **BHMC §10-3-100 and 10-3-1880:** Adding an allowable height exemption for residential rooftop amenities and structures for multi-family residential buildings and mixed use buildings, and clarifying that the multi-family definition of height applies to mixed use buildings;
- **BHMC §10-3-100:** Amending the definition of 'private training center' to be consistent with the regulations in BHMC §10-3-1617; and
- **BHMC §10-3-2420, 10-3-2516, 10-3-2616, and 10-3-2814:** Adding requirements related to the finishing of fences or walls in residential zones.

The draft ordinance was previously reviewed by the Planning Commission at their February 24, 2022 regular meeting, and the Commission unanimously recommended this ordinance for approval by the City Council.

This Ordinance has been 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. The adoption and implementation of the Ordinance represents minor semantic changes to the existing code and does not represent substantive changes in meaning or interpretation of the code. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider the recommendation to find the Ordinance exempt from the environmental review requirements of CEQA pursuant to Section 15061(B)(3) of Title 14 of the California Code of Regulations.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Government Code Section 54953, members of the Beverly Hills City Council and staff may participate in this meeting via in-person or teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>. In-Person comments can be submitted with a speaker card to the City Clerk.

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

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

In Person Participation:

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

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at **(310) 285-1194**, or by email at cchen@beverlyhills.org. Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED
City Clerk



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) 285-2400 or (310) 285-6881 preferably 24-hours prior to the meeting for assistance.

www.beverlyhills.org

(Nusr-Et Tent Permit continued from page 5)

The move comes after the City Council denied Nusr-Et's previous extension request on March 1 after concerns were raised around increased litter, loitering, lack of parking, aesthetics, and Nusr-Et's tent structure, which extends beyond its own leased property line, encroaching into the roadway directly in front of the landmark commercial office space, the Fred Hayman building. City staff presented three resolutions proposed by both parties that include a reduction in tent size, a change to valet hours and an update to the aesthetics outside of the temporary structure. However, while the terms have been agreed upon, nothing has yet to be signed or formally submitted for permitting. If an agreement is not reached and agreed upon in writing by both parties by the end of the month, Nusr-Et's outdoor dining tent permit will expire on April 1, 2022.

According to the city's Marketing and Economic Sustainability Manager, Laura Biery, "they are very close" to reaching a deal. While larger concerns around aesthetics, tent size and parking have been settled, "there are one or two items that they are still trying to get a resolution on."

"There's the commitment on the part of our city engineer and our city staff to move those permits along quickly and swiftly," Biery added.

"We're trying to work through some solutions and see how we can be a good

neighbor," a representative from the Fred Hayman building said during the meeting. "However, we want to make sure that we have everything agreed upon before the permit expires."

In the proposal, the tent would be reduced 18 to 20 feet in size. The reduction would occur after plans are reviewed and approved by staff following the typical permitting processes. Once the permit is issued, the work can begin. Additionally, the city's Public Works Department traffic engineer would add a loading zone in front of the Fred Hayman building at 190 N. Canon.

In the proposed reduction to valet hours, operations would begin at 5 p.m., after Pacific Premier Bank at 192 N. Canon Drive closes and once dinner operations resume. Since Spago is only open for dinner, the reduction in valet hours would only affect Nusr-Et's lunch hours. Currently, Spago and Nusr-Et share their valet services as well as a city issued valet permit. According to city staff, there would need to be a mutual agreement with the valet company to seek a new permit that reflects the agreed upon time. The bank parking would be kept in front of the building when valet is not in use.

The third resolution proposed was an update for the traffic control equipment and signage to be more aesthetically pleasing and look less like a temporary road closure. City staff will work on creating new signage that effectively shows that the road is closed.

"We know that they want to make the

place look a little bit better," Steve Magnus, representing Nusr-Et, said at the meeting. "We will bring that to our ownership and see what they can do to help with that particular area, and hopefully this will meet all your qualifications of what you've asked."

At the City Council's direction, Nusr-Et will have a few days beyond the March 31

deadline to reach a signed agreement with stakeholders. "I would support extending the time period through the end of the calendar year as we did for others as long as the conditions are met," Mayor Wunderlich said. ●

(Rite Aid Closing continued from page 1)

"During our December Q3 earnings call, we announced that we would be closing 63 stores across the U.S. approximately 2 percent of our total locations. A decision to close a store is one we take very seriously, and those decisions are based on a variety of factors that retail businesses consider such as overarching business strategy, lease and rent considerations, local business conditions and viability, and store performance. We review every neighborhood to assure our customers will have access to health services, be it at Rite Aid or a nearby pharmacy."

While the Bedford location will no longer exist, Rite Aid is encouraging customers to transfer their prescriptions to the nearby Canon Drive location. As stated by Rite Aid, the company provided associates at this location with other job opportunities at nearby pharmacy locations.

"Rite Aid has been an excellent tenant at this location for more than 30 years and we are disappointed to hear about the closure," Sterling said.

Nearby boutique pharmacy Mickey Fine is hoping to take on customers left without their drug store of choice. "If you are not a Mickey Fine customer already, please consider breaking free from the chain drug stores and joining us as Rite Aid on Bedford is closing this week," read a March 14 email.

In response to the announced closure, community members remember the chain drug store fondly. In a March 16 Instagram post, Vice Mayor Lili Bosse remembers the drug store as "a staple in our hometown. We all felt sad when we heard that corporate was closing 63 locations and Bedford is one of them starting March 21. I will always remember running in for greeting cards, candy (yes candy), and just whatever I needed."

"This is a big loss to the community," resident Anthony Ferrara told the Courier. "That pharmacy was a good alternative to the Rite Aid on Canon, which is always busy and chaotic. The one on Bedford also provided a good shopping resource, almost like a convenience store, to residents and employees of all the offices and businesses in area." ●



NOTICE TO VOTERS OF DATES AFTER WHICH NO ARGUMENTS AND REBUTTAL ARGUMENTS FOR OR AGAINST A CITY MEASURE MAY BE SUBMITTED TO THE CITY CLERK

NOTICE IS HEREBY GIVEN that the General Municipal Election is to be held in the City of Beverly Hills on Tuesday, June 7, 2022, at which there will be submitted to the voters the following Measure:

Term Limit Measure: Shall an ordinance be adopted by the City of Beverly Hills to establish a total three term limit during one's lifetime for the offices of City Councilmember and City Treasurer in the City of Beverly Hills?	YES
	NO

NOTICE IS FURTHER GIVEN that pursuant to Article 4, Chapter 3, Division 9 of the Elections Code of the State of California, the legislative body of the City, or any member or members thereof authorized by the body, or any individual voter or bona fide association of citizens, or any combination of voters and associations, may file a written argument for or against a city measure, not exceeding 300 words in length, or rebuttal argument, not exceeding 250 words in length. Arguments and rebuttals shall be submitted to the City Clerk, at City Hall, 455 North Rexford Drive, Room 290, Beverly Hills, California, accompanied by the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument. Arguments may be changed or withdrawn until and including the date fixed by the City Clerk.

NOTICE IS FURTHER GIVEN that, based upon the time reasonably necessary to prepare and print the written arguments and sample ballots for the election, the City Clerk has fixed **Friday, March 18, 2022**, during normal office hours, as posted, as the date after which no written arguments for or against the city measure may be submitted to the City Clerk for printing and distribution to the voters as provided in Article 4.

NOTICE IS FURTHER GIVEN that any ordinance, impartial analysis, or direct argument filed under the authority of the elections code will be available for public examination in the City Clerk's Office for not less than 10-calendar days from the deadline for the filing of the arguments and analysis.

HUMA AHMED
CITY CLERK

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Horace Mann Students Hear from Holocaust Survivor

BY SAMUEL BRASLOW



Holocaust survivor Jerry Weiser spoke to fourth graders

Fourth graders in Dessie Jeffries' class at Horace Mann School closed out Black History Month with a special in-person visit from Jerry Weiser, a Holocaust survivor. Last year, for Black History Month, Weiser visited the class via Zoom. This year was extra special

because Weiser and his wife, Rita, visited in person. Weiser is the grandfather of three students in the Beverly Hills Unified School District. (Holocaust Speaker continues on page 15)

Beverly Hills Students Named as Music Center Spotlight Finalists



Taylor Fuchs

Two Beverly Hills high students have been named as semifinalists in The Music Center's 34th annual Spotlight (Spotlight) program, a nationally acclaimed performing arts competition, scholarship and artistic development program for teenagers. Beverly Hills High School senior Taylor Fuchs is competing



Ruby Laks

in the acting category, while Beverly Hills resident Ruby Laks, a senior at Los Angeles County High School for the Arts, is competing in the Classical Voice and Jazz Instrumental category. (Beverly Hills Students continues on page 15)

Vanity Fair Street Closures: Access to Local Businesses Maintained



Easy routes to Crescent Drive

FROM NORTH:

- South on N. Cañon Drive, left on Dayton Way, left or right on Crescent Drive
- South on Rexford Drive, right on Clifton Way, left or right on Crescent Drive

FROM SOUTH:

- Westbound on Wilshire Blvd., right on Crescent Drive
- Eastbound on Wilshire Blvd., left on Dayton Way

Parking Available

Self Park (1-hour free)
 10 – 333 N. Crescent Drive
 12 – 9361 Dayton Way

Pay as You Go Parking
 18 – 450 N. Crescent Drive

Self Park (2-hours free)
 1 – 345 N. Beverly Drive
 5 – 450 N. Rexford Drive
 6 – 438 N. Beverly Drive &
 – 439 N. Cañon Drive
 7 – 241 N. Cañon Drive &
 – 242 N. Beverly Drive

400 block of N. Crescent Dr. Closed Between N. & S. Santa Monica from March 15 - March 31, 2022
 More info at BEVERLYHILLS.ORG/VANITYFAIR

(Renter Protections continued from page 4)

If approved, the updated ordinance would establish the end date for the renter protections and limit how much landlords are allowed to raise rent prices moving forward. Once the eviction moratorium ends, tenants would have until May 31, 2023 to pay back rent that was unpaid due to COVID-19 hardships.

The Council has also reached consensus that it should establish a subsidy program to help renters in the city pay for pending rent increases. What remains to be determined is how the subsidy program will be rolled out.

The city has about \$700,000 dollars in surplus funds previously earmarked for COVID-19 relief and aims to use these funds to help tenants meet anticipated rent hikes when the ban is lifted. The program is expected to qualify recipients based on an income threshold that is yet to be determined. It will prioritize seniors and disabled residents, as well as families with children in the Beverly Hills Unified School District. Other questions that remain on the table include how much money is to be paid monthly per renter, whether to add additional funds to the existing \$700,000 and how to prioritize funding allocation based on recipient needs. The city has instructed staff to come back with more data on current demographics of renters in the city to help answer these questions.

Councilmember Julian Gold, M.D., fielded the idea of pushing forward a plan for the subsidy program now, while leaving it flexible so it can be changed depending on

demand. He suggested starting by offering up to \$3,000 monthly to households of four people with an annual income that is less than half of the median income in the city.

“I think we can talk this thing to death. I think we just need to do it,” Gold said.

However, a majority of the council members wanted more data before they signed off on the renter subsidy plan. Mayor Bob Wunderlich said it is important to know how many people are in specific demographic groups so the Council can allocate funds to those with the most need.

“We need to know how many people, they’re estimates, but how many people are in the various categories,” said Wunderlich. “I think it would be helpful to have the additional information because we’re going into a program, and we shouldn’t go into it blind. I want there to be a subsidy program, but we shouldn’t go into the dollar amounts blind.”

The City Council has been grappling with how to best manage the end of the renter protections since October. At that time, it looked like the ban on evictions and rent increases would be lifted on March 31, but the ban was later extended amid the winter case surge caused by the omicron variant. During a February study session, the Council reached a consensus that May 31 would be the end date.

“I think we have to stick to that date,” said Councilmember John Mirisch. “I would recommend developing a program to help people whose rents are ‘shock-increased’ which would include people like seniors who weren’t necessarily impacted by COVID.

I would like to make that as broad as possible because people are struggling.”

Under the anticipated ordinance update, landlords would be allowed to raise rents this year by an additional 3.1% for rent increases that were missed during the 2019-2020 fiscal year. Starting in 2023, landlords would be able to charge up to 4.2% for rent bumps missed for 2020-2021. For annual increases missed in 2021-2022, the Council has instructed staff to provide more financial data, including information on projected inflation rates for the coming years.

The Council adopted the renters’ protection ordinance in March 2020 during the early days of the pandemic. Since then, the ordinance has been amended and updated as case rates and projected end-dates for the pandemic shifted. The May 31 end-date for the city’s protections is in line with the end dates for similar protections enacted by the State of California and Los Angeles County. The updated ordinance to lift the ban is expected to be voted on by the Council on April 12. ●



Dermatologist Anna Guanche, M.D. celebrated the grand opening of her Beverly Hills office with an official ribbon cutting this week. Attendees included Vice Mayor Lili Bosse, Councilmember Julian Gold, M.D., Mayor Robert Wunderlich, Beverly Hills Chamber of Commerce President and CEO Todd Johnson, Founder and President of The Hollywood Museum Donelle Dadigan and actor Jerry O’Connell. Photo courtesy of William Kidston



LA Marathon 2022

March 20, 2022

Beverly Hills Street Closures 5 a.m. - 1 p.m.

City Hotline 5am-1pm: (310) 550-4680



- 💧 **WATER STATIONS:**
Water Station 16
 Burton Way west of Foothill Rd.
Water Station 17
 SM south/west of Charleville Blvd.
- P **PARKING STRUCTURES**
 beverlyhills.org/parking
- + **FIRST AID STATION**
 in Rexford Mini Park at
 Rexford Dr. & Burton Way

- **SHUTTLE FOR RUNNERS**
 one-way start time 4 a.m.
- **VIEWING AREA**
 of Rodeo Dr. & Wilshire Blvd.
- **MARATHON ROUTE**
 beverlyhills.org/marathon



For access to 10 Freeway- take Wilshire Blvd. East to Robertson; turn south/right to 10 Freeway

For access to 405 Freeway- Go West on Olympic Blvd to Freeway

(City Council continued from page 4)

The city is looking into building affordable housing on city-owned property and city staff have identified several sites where affordable housing could potentially be constructed. At this early stage, the city is in the process of drafting a Request for Proposal (RFP), a document that will open the project up to developers who will submit proposals in hopes of winning the building contract from the city. The RFP also gives project guidelines for developers as they draft proposals. Any of the potential sites identified by city staff are on the table and the developers are being asked to include their choice of site in their individual proposals. The RFP phase of the program will last three to four months, according to staff.

“Great to see you all back in chambers, long awaited,” said Beverly Hills Renters Alliance founder Mark Elliot during the session’s public comment period. “I hope this RFP is only the beginning of an ongoing affordable housing program with the city as a partner.”

The Council agreed that any city-sponsored affordable housing should offer priority access to seniors and existing Beverly Hills residents. Vice Mayor Lili Bosse and Councilmember John Mirisch both urged the city to move quickly to develop an affordable housing program.

“I think the most pressing need is so that our seniors can age in place,” said Mirisch. “I think that this is something that we have unfortunately been dragging our feet on. I would like to see us move forward in a very

expeditious fashion.”

“We will get something done,” Bosse said.

The issue of government transparency was raised during the discussion of a proposed bicycle lane that would be placed on Doheny Drive, from Burton Way to Whitworth Drive. The project is expected to include a dedicated bike lane where the road is wide enough and painted markings known as sharrows to indicate shared lanes in the narrower blocks of the road to limit traffic impacts. Sharrows do not change the rules for a traffic lane but serve as a safety beacon and reminder that bicycles have the same right of way in a traffic lane as vehicles.

Staff assured the Council that the current plan for the Doheny Drive bike lane will not reduce lane sizes or parking. However, a similar project on Charleville Boulevard in the southwestern portion of the city recently drew criticism among residents. Despite staff assurances that residents were duly noticed for the project on Charleville Boulevard, the Council instructed staff to increase outreach efforts for the proposed lane on Doheny Drive.

“I personally don’t think that we’ve done enough noticing, had enough of a community understanding of what we’re really proposing,” said Bosse. “I think the way we can get to yes in our community is having people really feel that they’ve been heard.”

Bosse said the city’s goal in increasing bike lanes is to create safer streets and improve mobility, and she believes the

public has not been properly informed about how the plan is expected to work.

Creating a connected bike lane network throughout the city is key to the Complete Streets Plan approved by Beverly Hills in April 2021. With more than 20 streets identified for bike lanes in the plan and several projects already underway, public comments have been mixed in various public hearings. While supporters of the plan say it will increase access to transportation, opponents fear it will further congest roadways and reduce safety. However, the National Association of City Transportation Officials says bicycle lanes and narrow vehicle lanes improve traffic safety by reducing travel speeds.

“Here we have an opportunity for a step toward providing options for mobility,” said Mayor Bob Wunderlich. “And I do think it’s important that people do have those options, and we’d be accomplishing it without taking away anything. It would be a step toward filling in a network.”

Wunderlich later added, “We certainly should inform everybody of what it is that we’re doing.”

A city shuttle service has also been identified in the Complete Streets Plan as a potential option for improving access to mobility in Beverly Hills. The service has been suggested in anticipation of an increased demand for street-level transit with the two upcoming Metro subway stations expected to open in the next two years. During the March 15 Study Session, the City Council reviewed a staff report on existing

shuttle services in Beverly Hills and gave staff direction to further explore the options for a new shuttle system.

This is in the early stages as the city still needs to identify goals, conduct a service needs assessment study, identify funding sources and gather public input. Based on data from neighboring cities with similar shuttle services, the shuttle would come with an annual operating cost of about \$2 million, and the city would likely pay 99% of that cost, staff said.

“In two years, as we heard, the subway is going to be here, and people are not going to be able to drive their cars and leave them there,” said Mirisch. “There’s going to be no park-and-rides. There needs to be a way for people to connect to the system.”

For now, the city is only looking to develop an initial concept and vision for a public shuttle system that can be further developed through public outreach. The Traffic and Parking Commission is expected to take the lead in fleshing out any potential plans.

“Many people would say that we have a variety of problems associated with getting around the city. We have a traffic problem, we have a parking problem, we’re soon going to have a problem with people getting to and from the subway. Status quo isn’t going to work with that.”

Wunderlich said the shuttle is just one “possible solution” the city is exploring to address these problems. ●



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(Planning Commission continued from page 1)

Also known as “second units,” “granny flats,” or “mother-in-law units,” ADUs are habitable structures separate from primary living quarters. Unlike guest houses, ADUs must have a kitchen.

The last time the city updated its ADU regulations was in 2017 to bring the city into compliance with new state laws. But the state has made even more changes to ADU policy since then, meaning that the city must again update its standards to conform with the state.

The Beverly Hills City Council most recently adopted a new comprehensive plan for growth that includes incentivizing the creation of ADUs. That plan, known as the Housing Element, calls on the city to consider greater flexibility in the standards regulating ADUs and create pre-approved blueprints for ADUs.

In Beverly Hills, ADUs are either by-right or discretionary. By-right developments fit certain standards and can receive a building permit without a review. By-right ADUs can be built a maximum of 4 feet from the side and rear property lines; they cannot be taller than 16 feet. A by-right detached ADU can be at most 850 square feet for a one bedroom and 1,000 square feet for two or more bedrooms. Additional parking is not required if the property is located within half a mile of public transit.

The city’s discretionary process is meant for properties north of Santa Monica Boulevard and allows for larger ADUs. City

staff explained that the discretionary process enables more flexibility given the larger lot sizes in the area. Commission Vice Chair Thomas Hudnut suggested creating by-right standards for north of Santa Monica to reduce the workload on staff and facilitate faster approvals.

While the city can institute rules that are more permissive than the state, it cannot be any less permissive. As such, the Planning Commission considered whether or not the city should simply comply with state law or go further.

The commission considered changes to regulations for ADUs on single-family zoned properties, saving discussion on ADUs in multi-family zoning for a subsequent meeting. No decisions were made on March 10, but city staff will use the commission’s comments in drafting an ordinance to present to the commission at a later date.

The commissioners expressed widespread support for incentivizing the construction of ADUs. While they generally agreed that the city’s existing standards on height were too restrictive, most felt that the 850 and 1,000 square foot limits were sufficient.

Commissioner Myra Demeter said that the existing housing market was “prohibitive for young people returning home from college or adult children, as well as an elderly parents.” She hoped that the adoption of more flexible regulations would create a friendlier housing environment for younger and older residents.

A 16-foot height limit made it difficult,



This is one of two pre-approved modular ADU designs by Connect Homes in LA’s Standard Plan Program.

Photo courtesy of Los Angeles Department of Building and Safety and Connect Homes

if not impossible, to construct an ADU on top of a garage, let alone a two-story ADU, said Director of Community Development Ryan Gohlich. A two-story structure would require a minimum of 18 feet, he said. If an ADU included certain architectural details, such as Spanish-style roofing, that would bring it closer to 20 to 22 feet—a range that appealed to most commissioners.

Commissioners raised the question of whether or not ADUs are counted as taxable structures. While Gohlich said that the Los Angeles County Assessor’s office determines property taxes, “if taxes were to be required as part of an ADU, I believe those would be combined with property taxes for the property as a whole.” He believed that the added square footage would trigger a reassessment of property taxes.

The City of Los Angeles currently offers pre-approved ADU plans for residents – a program that Beverly Hills is looking to replicate. LA homeowners must pay a fee in order to assess whether selected plans work on their property.

According to city staff, Beverly Hills could choose to waive fees, but the city would have to cover the cost of reviewing the proposals. Most commissioners opposed waiving the fees, though Commissioner Peter Ostroff suggested placing a cap on how much architects could charge for their pre-approved plans.

City staff will hold a community workshop to discuss ADUs and solicit feedback before bringing a draft ordinance before the commission at a later date. ●

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(In-Person Meetings continued from page 1)

The hearing began with an expression of solidarity with Ukraine as it continues to undergo a full-scale invasion by Russian forces. Mayor Robert Wunderlich, for whom this will be his first and last in-person hearing as Mayor, announced that the city would place banners in Ukrainian blue and yellow on the bridge that stretches across Rexford Drive to the east of City Hall.

City Attorney Lawrence Wiener updated the Council on the resolution passed on March 1 that instructed staff to research and identify possible Russian individuals and assets for potential sanctions. After a review of property records, contracts, and business licenses, the city had not found any sanctioned entities, but Wiener said that the city would continue to review records and would report back with any news.

The Council heard an update on the city's general plan, a comprehensive framework for how the city will grow and develop its land. California requires that local governments submit an annual update on general plan progress.

As part of that review, the Council also looked at the status of its housing element, a comprehensive plan for how the city will accommodate growth over an eight year period that is included in the general plan. California just completed its last Housing Element cycle, which ran from 2014 to 2021, and began the most recent cycle in October 2021.

"We have a public hearing, so the public

has the ability to see transparently what the city has accomplished and how they're meeting their goals that are outlined in the general plan and housing element," said City Planner Timothea Tway.

As part of the Housing Element, Sacramento tells cities how many housing units it needs to zone to keep pace with population trends. This number, the Regional Housing Needs Assessment (RHNA), has become a source of controversy, with local governments accusing the state of saddling them with an unreasonable zoning burden.

Among the state's chief critics is Beverly Hills, which has a RHNA allocation of more than 3,000 units – an "unattainable" expectation, according to Councilmember Lester Friedman. For comparison, in the last housing element cycle, the city only had to zone for three units. Last year, the city saw the addition of only 17 units to the housing pool, all in the form of accessory dwelling units.

"We are being set up to fail," said Councilmember John Mirisch.

Sacramento declined to certify the city's housing element for this cycle, writing that "additional revisions are necessary to fully comply with State Housing Element Law." Tway told the Council that she knows of only two jurisdictions that had their housing elements approved.

City staff will have a new revised draft complete within the next few months, said Tway.

The Council then turned to the historic status of 1001 North Roxbury Drive; a nearly 10,000-square-foot home located north of

Israel Philharmonic Screening



American Friends of the Israel Philharmonic welcomed 70 supporters to an exclusive screening of "Leonard Bernstein and the Israel Philharmonic" at the Hillcrest Country Club this week. The film, commissioned by American Friends of the Israel Philharmonic, stars masterful playwright, actor, and pianist Hershey Felder as the maestro himself. The event was co-hosted by Helgard and Irwin Field and May and Richard Ziman, and attendees included Camille and Arnon Adar, Annette and Peter O'Malley, and Corie and Michael Koss.

Santa Monica whose owner has asked the city to declare in writing that the property does not qualify as a local landmark. While the city initially granted the homeowner a certificate of ineligibility, Mirisch called the decision up for review.

"Quite frankly, when I saw this was issued a certificate of ineligibility, I thought why do we even have a Historic Preservation Ordinance," Mirisch said. "Experts are sometimes wrong."

The property was built in 1942 for Mildred Naylor by Beverly Hills master architect Carleton Burgess in the Regency Revival style. While the property retains its original core features and feeling, Director of Community Development Ryan Gohlich, who issued the certificate, found that it did not "satisfy the definition of an 'exceptional work' by the Master Architect...as it was not the subject of any publications or architectural awards discussing or honoring the property for its design and merit."

A certificate of ineligibility prevents the Cultural Heritage Commission or the City Council from designating a property as a landmark for seven years. This provides homeowners a level of reassurance to move ahead with changes to the property that would be barred were it deemed historic.

To receive a certificate of ineligibility, a property owner must submit a report by a historic consultant representing that the property fails to satisfy the criteria for landmark status set out in the Historic Preservation Ordinance. That report goes through a peer review process by the city's own historic consultant.

The results of that peer review get circulated to the Cultural Heritage Commission before Gohlich makes a final determination. The City Council can call up the decision within a 30-day period.

"The staff memorandum, the applicant's consultant's assessment, and the peer review by the City's consultant all concluded that the residence on North Roxbury Drive did not meet the criteria for local historic designation," according to a report compiled by staff.

But in an eleventh hour-move, Cultural Heritage Commissioner Jill Collins presented the Council with two magazine articles written about the property. The discovery of the articles, she said, showed that the property might qualify as an exceptional work,

as defined by the Historical Preservation Ordinance.

Cultural Heritage Commission Chair Craig Corman also addressed the Council, stressing that staff's finding of ineligibility hinged on the lack of publications. "That was the sole basis on which staff issued a Certificate of Ineligibility and we now understand, having done some additional research over the last 48 hours, that was incorrect," he said.

But Gohlich explained that the municipal code specifies publications "by people who have expertise in the field of architecture" and defended his determination, saying that the publications found by Collins were "somewhat obscure" upon first glance.

He went on to acknowledge that he did not have the publications brought by Collins at the time of his review. If he had determined that they fit the qualifications of the city code, "I would have referred it to the Cultural Heritage Commission for review," he said.

Representatives of the applicant urged the Council not to review the determination.

"Everybody arrived at the same conclusion: this is not a historic asset," said George Muhlsten, a representative of the applicant. "We respectfully ask that you not take this matter up."

While the applicant's team had not reviewed the articles at the time of the hearing, project consultant Harvey Englander argued to the Courier that at least one of the articles does not satisfy the city's standards.

"There's one article in Luxe Magazine, which is a very slick design magazine that solicits stories about projects. The author of the story is unknown, so there's no way to determine if it is someone who knows anything about architecture," Englander said. "The story itself isn't about the architecture or the architect, it is about the interior design."

The other article, according to Collins, appears in a foreign language edition of Architectural Digest.

While some council members expressed skepticism at whether the articles would sway the final determination, they felt their existence alone should prompt renewed scrutiny. The Council voted unanimously to call up the matter at the April 12 meeting. ●

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 12–1 pm. 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
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No password is required.

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BH AYSO U14 Wolfpack Wins Western States Championship



Beverly Hills AYSO wins championship

AYSO held its 2022 Western States Championships this past weekend at the Morgan Hill Outdoor Sports Complex in Northern California, featuring the champion teams from the four AYSO Sections that cover all of California, Oregon, Washington and Nevada.

Beverly Hills, AYSO Region 76, had one team, its U14 Extra team, qualify for the Western States by winning the AYSO Section One Championship in February.

The Wolfpack represented Beverly Hills at the highest level both on the field and off, defeating Camarillo, the Section 10 Champions, 4-0 in the semi-final game

and then beating a very strong Claremont team 3-2 on kicks from the mark, after 70 minutes of regulation play and another 18 minutes of overtime, in the final game of the day, to win the championship.

"Just making it into the Western States Championships, let alone winning, is a rare accomplishment for any team, and it caps off what has been an extraordinary season for the Wolfpack, who began their season last August," said team coach, Rick Wolfen.

The Wolfpack team won the Section One West 2021 regular season with a record of 12-1-1, then won the Section One West Division playoffs and the Section One

(Holocaust Speaker continued from page 10)

Weiser shared photographs and memorabilia as he spoke of his mother's fight to survive the atrocities perpetrated by Slovak fascists from 1939 until 1944 and later by the invading Nazis. During the Holocaust and World War II, Weiser and his mother, Eva Pomeranz-Weiser, spent years separated from one another. While she was interned in Auschwitz, Weiser was hidden in different countries with different families and six different names.

Eva Weiser wrote poetry and became known as the "Poetess of Auschwitz." Weiser is featured in a video about his life, "The Boy with Six Names" and the book, "The Hide and Seek Children" by Barbara Barnett. This book tells the story of Weiser and other children who spent time at Clonyn Castle in Ireland before being reunited with their families.

When asked why he shares his story, Weiser said, "I try to keep the memory alive, so the next generation knows what happened during the Holocaust and World War II." ●

(Beverly Hills Students continued from page 10)

The Spotlight program provides Southern California teens with expert advice, coaching, auditions and mastery classes taught by professional artists and arts administrators. Participants receive individual feedback from industry professionals, performance opportunities and more than \$100,000 in cash awards through three rounds of auditions.

This year, more than 1,300 teens representing more than 256 schools, 181 cities and eight counties auditioned for the program. Students compete in seven categories: acting, classical voice, non-classical voice, ballet, dance, classical instrumental and jazz instrumental. All applicants receive written feedback from distinguished panels of judges following each audition round to help students improve and gain knowledge in their

particular performance discipline. Spotlight semifinalists have the opportunity to attend a special mastery class in their discipline with highly regarded artists, who share their expertise on performance technique, training and professional life. Experts provide students with highly valuable feedback on their performances, offering them a rich learning experience. Each semifinalist will audition again before a new panel of judges, who will then select the top two finalist performers in each category for a total of 14 Grand Prize Finalists. The Grand Prize Finalists will perform in The Music Center's Spotlight Grand Finale Performance on June 15 at the Music Center's Ahmanson Theatre.

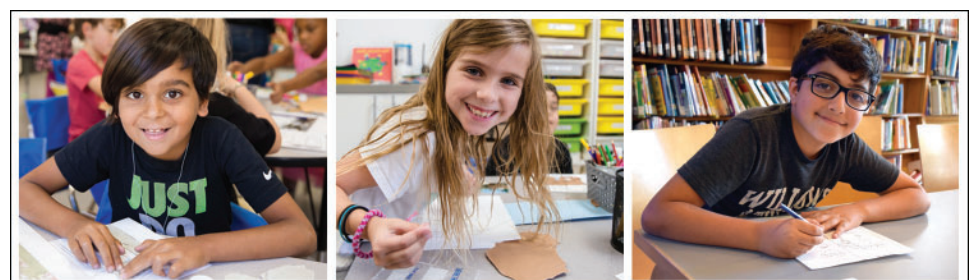
For more information about The Music Center's Spotlight program, visit musiccenter.org/spotlight. ●

Championship in order to qualify for a spot in the Western States Championship.

The Wolfpack consists of Emily Wolken, Romy Harari, Izzy Kadz, Lauren Kwok, Riley Kim, Noa Turk, Ariella Razi, Hannah Carr,

Dani Safaei, Jasmine Cohaniam, Tova Bodner, Rachel Douek, Maggie Koo, Noah Fedida, Julia Ciriello and Gaele Kimmel. Rick Wolfen and Brian Schirn are team coaches. ●

www.beverlyhillscourier.com



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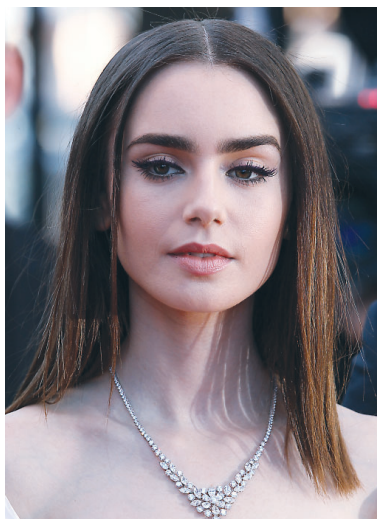


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Birthdays



LILY COLLINS
March 18



SUE ROSENWASSER
March 18



JOSEPHINE FAR
March 19



JIM DOSS
March 20



SPIKE LEE
March 20



JOAN AGAJANIAN QUINN
March 20



KEEGAN-MICHAEL KEY
March 22

To our loyal Courier readers:
Thank you for making our Birthday Page more popular than ever. Going forward, we want to make sure that we showcase our community at its best. Please send us a current birthday photo every year, along with your name and phone number in case we have any questions. All photos must be high-resolution, at least 300 dpi. Please send it at least two weeks in advance of your birthday, and we'll do our best to include it on our Birthday Page. Send the photos to editorial@bhcourier.com and make sure to put "Birthday Page" on the subject line.



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). There's no more significant gift than your patience and love. Other things you could give might attract more attention but are far less impactful than the treasure of your abiding love.

TAURUS (April 20-May 20). When things happen in your life, who's the first one you want to tell? This person is your No. 1 for a reason and will benefit from hearing you articulate the reason today.

GEMINI (May 21-June 21). A conflict of interests will make it seem difficult to move forward with the same crew. Then again, maybe progress just looks different than you originally thought it would. A change-up will suit everyone.

CANCER (June 22-July 22). Are you showing your love? Since other people cannot technically feel your feelings, you make sure to express them well

and give plenty of evidence of the emotions you want to share.

LEO (July 23-Aug. 22). Money and love are more intertwined than is comfortable and there may be no graceful way to separate the two, but there are plenty of non-graceful ways. Who you give your money and attention to is your choice.

VIRGO (Aug. 23-Sept. 22). Relationships take work, but how much is appropriate? Should it really be like a part-time job? If it's always work and never a coast, you'll wonder whether it's really a good match.

LIBRA (Sept. 23-Oct. 23). A dream is your subconscious trying to get your attention. The emotion of a dream is one of your best interpretive clues. To understand what it means, dive into the feeling of it.

SCORPIO (Oct. 24-Nov. 21). Some people prefer sweet lies over harsh truths. Even so, you may be able to tell the truth in a softer way, or compassionately reframe the story to highlight a different part of it.

SAGITTARIUS (Nov. 22-Dec. 21). Is it possible that a song understands you in a way that

other people in your life don't seem to? You'll be motivated, inspired and even healed by the magic of music.

CAPRICORN (Dec. 22-Jan. 19). You'll make alliances. Give new people a chance, especially if you already have a good feeling about them, but don't give them everything right away. People value what they earn.

AQUARIUS (Jan. 20-Feb. 18). You realize just how futile it is to make certain requirements of people. It's a lot easier to

observe what they like to do and count on them to do that.

PISCES (Feb. 19-March 20). You're busy today. That's as good an excuse as any to trust in the justice of the universe. Each will claim their rightful karma, so there is no reason to teach anyone a lesson, get revenge, punish or reward.



This is Molly, a 12-year-old, 10-pound Maltese. She is up for adoption because her previous owner has moved into an assisted living facility. If you're interested in adding Molly to your family, please contact Shelter of Hope at 805-379-3538.

www.shelterhopepetshop.org



SCREENING SERVICES GROUP



Wilshire Screening Room

4K, 3D, Dolby ATMOS, 7.1, & 5.1

50-56 seats
8670 Wilshire Blvd
Suite 112
Beverly Hills, CA 90211

Reception space available in the
Wilshire Screening Room Art Gallery.



QC Room at 8670 Wilshire

2K, 3D, Dolby 7.1 & 5.1

11-19 seats
8670 Wilshire Blvd
Suite 112
Beverly Hills, CA 90211

Reception space available in the
Wilshire Screening Room Art Gallery.



Fine Arts Theatre

4K, Dolby 7.1, & 5.1

410 seats
8556 Wilshire Blvd
Beverly Hills, CA 90211

Reception space available
in the auditorium and lobby.



Rodeo Screening Room

2K, 3D, Dolby 7.1 & 5.1

49 seats
150 South Rodeo Drive
Suite 140
Beverly Hills, CA 90212

Reception space available
in the screening room.

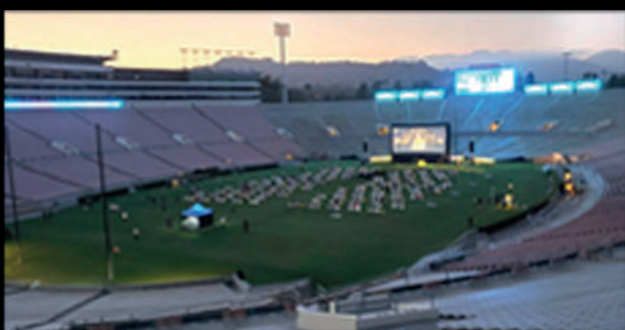


Sepulveda Screening Room

4K, 3D, Dolby ATMOS, 7.1, & 5.1

65-71 seats
1640 South Sepulveda Blvd
Suite 104
Los Angeles, CA, 90025

Reception space available in the
Sepulveda Screening Room Art Gallery
and in the screening room



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wireless headsets and inflatable screens.

Phone - 310-659-3875 Cell - 310-701-8925
michael@studioscreenings.com www.studioscreenings.com

SUDOKU
03/18/22 ISSUE

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SUDOKU ANSWERS
03/11/22 ISSUE

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PUZZLE ANSWERS
03/11/22 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
03/18/22 ISSUE

PARLOR TRICK

BY MATTHEW STOCK AND WILL NEDIGER / EDITED BY WILL SHORTZ

Matthew Stock works for a math-education nonprofit in East St. Louis, Ill. Will Nediger, of London, Ontario, is a professional crossword constructor. As fans of each other's work, they connected via the online "puzzleverse." They still have not met or even spoken together over video. The original idea for this puzzle was Matthew's. Together they developed the theme via Twitter direct messages, then exchanged grids back and forth until they got one they were both happy with. — W.S.

- ACROSS**
- 1 "Bon ____!"
 - 8 "See ya later!"
 - 13 It covers more than 30 percent of the earth's surface
 - 20 Donna ____, member of Bill Clinton's cabinet
 - 21 Klein who wrote the best seller "This Changes Everything: Capitalism vs. the Climate"
 - 22 Desert whose soil has been compared with that of Mars
 - 23 Biting writings
 - 24 Breakfast treat
 - 25 Persuades a customer to pay more
 - 26 "Or so"
 - 27 Much of a delivery person's income
 - 29 Makes a choice
 - 31 Hoppin'
 - 32 Prearranged
 - 33 Suffix with official
 - 34 Nickel found in a pocket, say
 - 35 Actor Barinholtz of "The Mindy Project"
 - 36 Classic Camaro
 - 38 ____ K. Smith, poet who won a Pulitzer for "Life on Mars"
 - 40 Cosmetic that can be applied with a brush
 - 42 Neighbors of exclamation marks
 - 43 "La Dolce ____"
 - 45 Stuffed one's face
 - 47 Bump on a frog
 - 49 Question regarding a mic
 - 51 Hubbub
 - 52 One of the Blues Brothers
 - 55 Above criticism
 - 56 Question from the befuddled
 - 57 Syrian city with a historic citadel
 - 58 What "10" can mean
 - 60 Extra
 - 62 Rolled one's r's, say
 - 63 Linguistic unit
 - 64 Giraffe's closest living relative
 - 65 Deb ____, secretary of the interior starting in 2021
 - 66 Opposite of 'neath
 - 67 Regarding
 - 69 Exams for some future clerks: Abbr.
 - 71 Cold open?
 - 72 Hang out on a line
 - 73 U.K. award bestowed by the queen
 - 74 West Coast news inits.
 - 75 Blunder
 - 76 They cast lots
 - 78 "Love covers a multitude of ____": I Peter 4:8
 - 79 Lawn material
 - 82 Something's essential aspect ... or what's spelled out by letters in this puzzle's eight "cups"
 - 87 Comedian Margaret
 - 90 2011 film for which Octavia Spencer won a Best Supporting Actress Oscar
 - 92 It takes blades to blades
 - 93 Deal
 - 95 Like the consonants "t" and "d"
 - 97 Eject forcefully
 - 98 Records request inits.
 - 99 ____ history
 - 101 Utah's state flower
 - 102 Org. that sets permissible exposure limits
 - 103 Karaoke instruction ... or what to do starting at 10-Down
 - 109 P.R. consultant on "Ted Lasso"
 - 110 Start playing for pay
 - 111 Into really small pieces
 - 112 Scott who sued for his freedom
 - 113 Afford, casually
 - 114 Add salt to, say
 - DOWN**
 - 1 Home of St. Clare
 - 2 Starfleet weapon
 - 3 Election night calculation ... or what's traced by the circled letters
 - 4 Name that's 6-Down backward
 - 5 Save it for a rainy day!
 - 6 La Corse, par exemple
 - 7 Brewery employee
 - 8 Comb through
 - 9 Bubs
 - 10 Worker's "on vacation" inits.
 - 11 "Actually, I disagree"
 - 12 Rococo painter of "Allegory of the Planets and Continents"
 - 13 They might be pregnant
 - 14 Organic energy compound, for short
 - 15 "Mi ____ es su ____"
 - 16 Part of a cold compress
 - 17 Become clear ... or make like the object represented by the circled letters
 - 18 "So then my response was ..."
 - 19 Hereditary divisions
 - 20 Physicist Newton
 - 28 Loyalty that's pledged
 - 37 Lemonlike fruit
 - 38 Big rigs
 - 39 "Well, fine then"
 - 40 Age beautifully, informally
 - 41 Cuss out
 - 42 Big Brother's creator
 - 44 Pink pad on a paw, in slang
 - 46 The Lord, in the Hebrew Bible
 - 48 Start of a simple request
 - 49 Roly-poly, scientifically
 - 50 ____ torte (Austrian cake)
 - 53 Warm-up act
 - 54 Move shakily
 - 59 Ross Perot founded it in 1995
 - 60 Lack of engagement
 - 61 More wacky
 - 62 "You're just assuming"
 - 68 It's blown in the winds
 - 70 Showed off one's pipes
 - 77 Airport with a Harvey Milk terminal: Abbr.
 - 78 Harry Styles tune about a woman who "lives in daydreams"
 - 79 Lines of notes
 - 80 Sight line?
 - 81 Cooked with hot seasoning
 - 82 Prefix with -lithic
 - 83 Not against the rules
 - 84 It's under @ on a keyboard
 - 85 ____ lodge
 - 86 Rowing machine, informally
 - 87 Event for moving vehicles
 - 88 Super
 - 89 Actress Tatum
 - 91 Folk medicine practitioner
 - 94 Foolish sort
 - 96 Sports fan's cheer
 - 97 Universal Human Rights Mo.
 - 100 Ability to sustain long-term interest
 - 101 Kiss, in Kent
 - 104 Sports fan's cheer
 - 105 Gift wrapper's final touch
 - 106 Nail-polish brand
 - 107 Buffet table item
 - 108 Zoo animal whose name rhymes with "zoo"

ANSWERS FOUND IN NEXT WEEK'S PAPER...

Police Blotter

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

ASSAULT - AGGRAVATED

3/9/2022, 11:15 a.m. at 100 Block of S. ROBERTSON BOULEVARD

3/6/2022, 9 a.m. at 9300 Block of WILSHIRE BOULEVARD

3/6/2022, 12:40 a.m. at N. RODEO DRIVE / DAYTON WAY

ASSAULT - SIMPLE

3/15/2022, 2:20 a.m. at 100 Block of S. ROXBURY DRIVE

3/9/2022, 9:57 p.m. at SUNSET BOULEVARD / WHITTIER DRIVE

3/9/2022, 11:32 a.m. at 400 Block of N. BEDFORD DRIVE

3/5/2022, 10:27 p.m. at 400 Block of N. BEDFORD DRIVE

2/22/2022, 9:19 a.m. at 8500 Block of WILSHIRE BOULEVARD

2/22/2022, 8:55 a.m. at 200 Block of REEVES DRIVE

2/18/2022, 10:20 p.m. at N. CANON DRIVE / BRIGHTON WAY

BURGLARY - COMMERCIAL BUILDING

3/9/2022, 12 p.m. at 9000 Block of WILSHIRE BOULEVARD

3/2/2022, 5:15 p.m. at 9600 Block of WILSHIRE BOULEVARD

2/28/2022, 6:40 a.m. at 300 Block of S. LA CIENEGA BOULEVARD

2/27/2022, 4:32 a.m. at 8900 Block of OLYMPIC BOULEVARD

2/23/2022, 3:02 a.m. at 9900 Block of N. SANTA MONICA BOULEVARD

2/18/2022, 1:16 p.m. at 9600 Block of WILSHIRE BOULEVARD

2/18/2022, 12:07 p.m. at 200 Block of N. RODEO DRIVE

BURGLARY - FROM A MOTOR VEHICLE

3/15/2022, 8:35 p.m. at 400 Block of N. DOHENY DRIVE

3/13/2022, 5:03 p.m. at 9400 Block of DAYTON WAY

3/13/2022, 12:22 p.m. at 400 Block of S. ROXBURY DRIVE

3/7/2022, 8:57 a.m. at 200 Block of N. SWALL DRIVE

3/7/2022, 2:28 a.m. at 100 Block of N. GALE DRIVE

3/7/2022, 2:20 a.m. at 100 Block of N. GALE DRIVE

3/6/2022, 9 p.m. at 200 Block of N. SWALL DRIVE

3/3/2022, 5:05 p.m. at 400 Block of S. BEVERLY DRIVE

2/25/2022, 11:40 p.m. at 9800 Block of S. SANTA MONICA BOULEVARD

2/24/2022, 12:17 a.m. at 400 Block of S. CANON DRIVE

2/20/2022, 5:45 p.m. at 400 Block of N. CAMDEN DRIVE

2/18/2022, 7 a.m. at 100 Block of N. HAMILTON DRIVE

BURGLARY - RESIDENTIAL (ACCESSED GARAGE ONLY)

3/7/2022, 11:43 a.m. at 100 Block of N. CLARK DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

3/14/2022, 11:47 p.m. at 100 Block of S. ELM DRIVE

3/10/2022, 4:45 p.m. at 300 Block of REEVES DRIVE

3/7/2022, 8:30 a.m. at 300 Block of N. CRESCENT DRIVE

3/3/2022, 2 p.m. at 400 Block of EL CAMINO DRIVE

2/28/2022, 10 p.m. at 100 Block of S. OAKHURST DRIVE

2/28/2022, 12 p.m. at 100 Block of N. CLARK DRIVE

2/21/2022, 7:30 a.m. at 9200 Block of BURTON WAY

2/20/2022, 3:01 a.m. at 200 Block of N. CLARK DRIVE

2/18/2022, 2:23 p.m. at 400 Block of N. PALM DRIVE

2/18/2022, 12:17 a.m. at 300 Block of N. PALM DRIVE

DUI ARREST

3/15/2022, 11:58 a.m. at N. WILLAMAN DRIVE / WILSHIRE BOULEVARD

3/13/2022, 11:38 p.m. at N. BEVERLY DRIVE / CARMELITA AVENUE

3/13/2022, 3:19 a.m. at N. SANTA MONICA BOULEVARD / N. BEVERLY DRIVE

3/13/2022, 1:06 a.m. at S. ROBERTSON BOULEVARD / OLYMPIC BOULEVARD

2/27/2022, 3:53 a.m. at CARMELITA AVENUE / N. REXFORD DRIVE

2/20/2022, 3:18 a.m. at WILSHIRE BOULEVARD / N. ROBERTSON BOULEVARD

2/19/2022, 12:55 a.m. at S DOHENY DRIVE / GREGORY WAY

2/18/2022, 11:45 p.m. at N. DOHENY DRIVE / BURTON WAY

MOTOR VEHICLE THEFT

3/3/2022, 3:40 p.m. at 400 Block of N. OAKHURST DRIVE

2/23/2022, 1:54 a.m. at W. OLYMPIC BOULEVARD / S. LA CIENEGA BOULEVARD

ROBBERY

2/25/2022, 3:10 p.m. at 200 Block of S. BEVERLY DRIVE

2/23/2022, 12:30 p.m. at 9400 Block of BRIGHTON WAY

THEFT FROM COMMERCIAL BUILDING

3/9/2022, 5:26 p.m. at 9600 Block of WILSHIRE BOULEVARD

2/21/2022, 7:14 a.m. at 400 Block of N. BEDFORD DRIVE

THEFT - GRAND

3/14/2022, 11:15 a.m. at 9500 Block of OLYMPIC BOULEVARD

3/11/2022, 6 p.m. at 9500 Block of WILSHIRE BOULEVARD

3/9/2022, 6:05 p.m. at 8300 Block of WILSHIRE BOULEVARD

3/6/2022, 6:42 p.m. at 9700 Block of WILSHIRE BOULEVARD

3/4/2022, 9:50 a.m. at 200 Block of S. LA CIENEGA BOULEVARD

3/3/2022, 1:59 p.m. at 300 Block of N. RODEO DRIVE

3/2/2022, 5:34 p.m. at 9700 Block of WILSHIRE BOULEVARD

2/26/2022, 11:30 p.m. at 300 Block of N. CANON DRIVE

THEFT OF AUTO PARTS

3/5/2022, 11:30 p.m. at 100 Block of LASKY DRIVE

3/4/2022, 5:20 a.m. at 300 Block of S. DOHENY DRIVE

3/3/2022, 4:39 a.m. at 200 Block of S. DOHENY DRIVE

THEFT - PETTY

3/14/2022, 4:29 a.m. at 100 Block of COPLEY PLACE

3/10/2022, 1:41 p.m. at 9700 Block of WILSHIRE BOULEVARD

3/10/2022, 10:05 p.m. at 200 Block of N. CANON DRIVE

3/7/2022, 6:24 a.m. at 400 Block of N. OAKHURST DRIVE

3/5/2022, 10:10 p.m. at 8500 Block of WILSHIRE BOULEVARD

3/4/2022, 6:44 p.m. at 9700 Block of WILSHIRE BOULEVARD

2/27/2022, 1:40 p.m. at 9700 Block of S. SANTA MONICA BOULEVARD

2/25/2022, 2:46 a.m. at S. ARNAZ DRIVE/ CHARLEVILLE BOULEVARD

2/24/2022, 6:10 p.m. at 400 Block of N. CANON DRIVE

2/24/2022, 9:20 a.m. at 300 Block of N. CANON DRIVE

2/21/2022, 6:50 p.m. at 300 Block of N. CANON DRIVE

THEFT - PETTY (FROM VEHICLE)

3/14/2022, 7:40 a.m. at 300 Block of S. ELM DRIVE

2/24/2022, 1:39 p.m. at 300 Block of S. ALMONT DRIVE

2/18/2022, 1:35 p.m. at 200 Block of S. BEVERLY DRIVE

2/18/2022, 5 a.m. at 100 Block of SPALDING DRIVE

VANDALISM

3/14/2022, 11:15 a.m. at WILSHIRE BOULEVARD / N. SANTA MONICA BOULEVARD

3/9/2022, 5:10 p.m. at 200 Block of N. CRESCENT DRIVE

3/8/2022, 6:40 a.m. at 9000 Block of WILSHIRE BOULEVARD

3/9/2022, 9:20 p.m. at 300 Block of EL CAMINO DRIVE

3/8/2022, 6:40 a.m. at 9000 Block of WILSHIRE BOULEVARD

3/3/2022, 12:30 p.m. at 9400 Block of WILSHIRE BOULEVARD

2/27/2022, 8 p.m. at 100 Block of N. LA CIENEGA BOULEVARD

2/26/2022, 2:17 p.m. at N. SANTA MONICA BOULEVARD / ALTA DRIVE

2/25/2022, 1:20 p.m. at 300 Block of N. CLARK DRIVE

2/22/2022, 9:20 a.m. at 8500 Block of WILSHIRE BOULEVARD

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2312 N. Gower St., Los Angeles, CA 90068; **Segar Rowell LLC** 2312 N. Gower St., Los Angeles, CA 90068; The business is conducted by: **A LIMITED LIABILITY COMPANY** (#202204010294), registrant(s) has **NOT** begun to transact business under the name(s) listed: **Steven Segar, Manager**: Statement is filed with the County of Los Angeles: March 03, 2022; Published: March 11, 18, 25, April 01, 2022 **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 court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trust-estate 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 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

NOTICE OF TEMPORARY BRANCH OFFICE ESTABLISHMENT

Notice is hereby given that Mechanics Bank, with a head office at 1111 Civic Drive, Walnut Creek, California 94596, has filed, with the Federal Deposit Insurance Corporation (FDIC), an application to temporarily establish a branch office at 131 S. Rodeo Drive, Suite 208, Beverly Hills, CA 90212.

This temporary branch office is expected to open the week of March 21, 2022, and remain open for no more than six (6) months due to building construction at the Bank's permanent branch office located at 9300 Wilshire Boulevard, Suite 101, Beverly Hills, CA 90212. The branch office at 9300 Wilshire Boulevard, Suite 101, Beverly Hills, CA 90212 will not be open during this time.

Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at 25 Ecker Street, Suite 2300, San Francisco, California 94105. The non-confidential portions of the application are on file at the regional FDIC office address noted above, and are available for public inspection during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request. A schedule of charges for such copies can be obtained from the regional office.

Published pursuant to Section 303.45 and 303.7(a) of the rules and regulations of the Federal Deposit Insurance Corporation.

Rauly Butler
Executive Vice President and Director of Retail Banking
Mechanics Bank

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 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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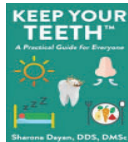
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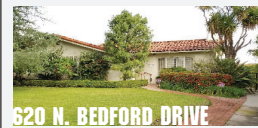
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Venue Details Supplied Upon RSVP

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