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THE WEATHER, BEVERLY HILLS CA

☀️ Friday	71° 52°
☀️ Saturday	75° 54°
☀️ Sunday	77° 54°
☀️ Monday	74° 52°
☀️ Tuesday	72° 54°
☁️ Wednesday	65° 55°
☁️ Thursday	60° 48°

A Field of Flags Pays Tribute to Lives Lost

BY JOEY WALDINGER

A collection of lights beaming into the sky. An empty Shabbat table. Now, a field of flags, each representing a life lost during Hamas' Oct. 7 terror attack on Israel is on display at

Beverly Gardens Park.

Since the Oct. 7 attacks when more than 1,200 people were killed and hundreds were taken hostage, the city of Beverly Hills has shown strong support for Israel's war in See **FIELD OF FLAGS**, page 15



(from left) Consul General Israel Bachar, Mayor Dr. Julian Gold and Councilmembers John Mirisch, Lili Bosse and Sharona Nazarian at the flag installation



Photos courtesy city of Beverly Hills

A sea of flags on display at Beverly Gardens Park

Mayor Dr. Gold Holds 'Office Hours'

BY BIANCA HEYWARD

At the Jan. 24 installment of "Office Hours with Dr. Gold," the monthly community forum hosted by Beverly Hills Mayor Dr. Julian Gold, discussion topics ranged from affordable housing issues to the future financial success of the city, upcoming events and the March 5 City Council election.

"We're going to replace two long-time council members, which would be councilmember Bosse and myself," Gold said. "So

that in and of itself probably is a significant shift in what's going to happen in the city, and how that intersects with everything else that's going on."

While the Wilshire/La Cienega subway stop, which was expected to open in the fall of this year, has been delayed to 2026, Gold noted there would be a push to have it ready in time for the Olympics. Adjacent to the Beverly Hilton and Waldorf Astoria Beverly Hills, construction for the One Beverly Hills

See **GOLD OFFICE HOURS**, page 14

Council Updates Mixed-Use Overlay Zone

BY CLARA HARTER

The City of Beverly Hills is under pressure from Sacramento to facilitate a massive amount of new housing development and in its Jan. 23 meeting, the City Council passed a zoning update to move a step closer to that goal.

The Council voted unanimously to change the formula for calculating the maximum number of housing units allowed in certain housing developments in the Mixed-Use Overlay Zone. The hope is this change will make it more enticing for developers to convert existing buildings into new housing developments, a process known as adaptive reuse.

"In terms of pros, it creates more housing, offers the potential for historic preservation, reduces construction impacts and provides jobs," said Councilmember Lili Bosse, referring to the update. "And we are facing the Housing Element and the housing crisis."

Beverly Hills is currently at risk of losing control over local zoning as the state has yet to approve the city's Housing Element plan outlining how it will create capacity for some 3,100 new units by 2029.

The Mixed-Use Overlay Zone, which was passed by the Council in November 2020, is one example of changes the city has made in recent years to help facilitate more housing.

See **MIXED USE**, page 10

Council Denies Peninsula's Appeal of Darrow Office Building Project

BY CLARA HARTER

The restoration of the historic Darrow Office Building designed by master architect John

See **PENINSULA APPEAL**, page 14

International Holocaust Remembrance Day is January 27

Award-Winning BEVERLY HILLS COURIER

Courier Calendar

NOW - JAN. 28

THE WALLIS: “BOTH AND (A PLAY ABOUT LAUGHING WHILE BLACK)”
7:30 P.M., 8 P.M.

The Wallis presents a piece of theater, conceived, written and performed by Carolyn Ratteray. Through clowning, poetic text and a tour-de-force performance, “Both And (A Play About Laughing While Black)” deeply investigates the nucleus of Black joy. As her mother is dying, Teayanna finds herself in a netherworld between life and death as she struggles to help her mother cross over. The journey reveals the wisdom of the ancestors, invokes the legacy of the Middle Passage and unfolds the surprising secrets within her mother’s purse. This unique and powerful story, rich with humor, raw honesty and passion, becomes a brilliant meditation on how to reconnect with joy. Tickets range from \$10-\$29. The runtime is 95 minutes with no intermission. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

NOW - JAN. 31

EL CAPITAN THEATRE:
“LILO AND STITCH”

10 A.M., 1 P.M., 4 P.M., 7 P.M.

The El Capitan Theatre and Disney present showings of “Lilo and Stitch.” In the film, Stitch, a runaway genetic experiment from a faraway planet, crash-lands on Earth. As he wreaks havoc on the Hawaiian Islands, he becomes the mischievous adopted alien “puppy” of an independent little girl named Lilo and learns about loyalty, friendship and ‘ohana, the Hawaiian tradition of family. On Jan. 26, a special fan screening will be held at 7 p.m. Each attendee will receive popcorn, a beverage and an event credential. Tickets for the special fan screening are \$22. Standard tickets are \$12 for guests of all ages. The El Capitan Theatre is located at 6838 Hollywood Blvd., Los Angeles. elcapitantheatre.com

NOW - JAN. 31

THE DR. SEUSS EXPERIENCE

The Dr. Seuss Experience is an interactive immersion into the world of Dr. Seuss. Inside, guests of all ages will be transported through a sensory spectacle including nine different Dr. Seuss worlds, with the opportunity to meet iconic characters, live the classic stories and experience Dr. Seuss like never before. Guests can experience a journey featuring themes and installations that bring Dr. Seuss’ beloved works to life. Guests can meet the Grinch this holiday season, join the Circus McGurkus, swing from Truffula Trees from “The Lorax,” navigate the Stars Upon Thars Sneetches Mirror Maze from “The Sneetches,” and explore the towering clovers while listening closely for a Who from “Horton Hears a Who!” Offerings include a mirror maze to a carousel ride to photo opportunities and exclusive, bespoke merchandise. The experience will also feature a Dr. Seuss perspective art sculpture by Michael Murphy, a nostalgic Dr. Seuss Museum with original artwork and books along with a reading theater for guests to listen to their Dr. Seuss favorites. The experience is hosted at Santa Monica Place at 395 Santa Monica Place, Santa Monica. Ticket prices vary by time slot and arrival flexibility and are available online. losangeles.experiencesseuss.com

NOW - FEB. 18

THEATRE 40:

“STRANGERS ON A TRAIN”

THURS.-SAT. 7:30 P.M.

SUN. 2 P.M.

Theatre 40 presents the play “Strangers on a Train.” In the production, two men engage in a plot to commit two murders, with unintended consequences. The show is adapted by Craig Warner, based on the novel by Patricia Highsmith and directed by Jules Aaron. The venue for the show is Theatre 40, 241 S. Moreno Dr., Beverly Hills. Ample free parking is available. theatre40.org

NOW - FEB. 18

ODYSSEY THEATRE:

“DANCE AT THE ODYSSEY”

FRI.-SAT. 8 P.M.

SUN. 3 P.M.

Odyssey Theatre returns with its annual six-week celebration of contemporary dance that has established the company’s unique “Dance at the Odyssey” festival, curated by series co-founder Barbara Mueller-Wittmann. From Jan. 26 - Jan. 28, the festival features México City’s Punto de Inflexión in “3×3.” The performance features three pieces, three reflections. The show, directed by Stephanie García, exposes feminine and deep human emotions in “downcast,” dealing with the duality that inhabits human experience; “Incandescent,” a solo work about the complex imbalance life shows us from time to time; and “Abrirse el Cuerpo,” a reflection on the ongoing creative investigation of gender violence and identities not aligned with the colonial project. The Odyssey Theatre at 2055 S. Sepulveda Blvd., Los Angeles hosts the performances. Tickets are \$25 and free parking is available locally. odysseytheatre.com

NOW - FEB. 29

DESCANSO GARDENS:

CAMELLIA CELEBRATION

9 A.M.-5 P.M.

Descanso Gardens presents a floral extravaganza as they usher in another vibrant and enchanting camellia season throughout January and February. Known for their posh, rose-like allure and the delightful teas they yield, camellias take center stage in a selection of tours, celebrations and activities. Throughout the celebration, the tour “Descanso: LA’s Garden Exhibition,” is available daily from 10 a.m. to 4 p.m. and guides attendees to unearth the fascinating history of camellia growers at the iconic Boddy House. Guests may also

explore the Yoshimura and Uyematsu family histories and their ongoing contributions to the Descanso Camellia collection. Descanso Gardens is located at 1418 Descanso Drive, La Cañada Flintridge. Admission is \$15 for adults, \$11 for seniors and students with a school I.D., \$5 for children 5 to 12 and free for children under 5. descansogardens.org

JAN. 27 - MAR. 11

ROGUE MACHINE THEATRE:

“MIDDLE OF THE WORLD”

FRI.-SAT, MON. 8 P.M.

SUN. 3 P.M.

Rogue Machine Theatre presents the West Coast premiere of “Middle of the World” by Juan José Alfonso and directed by Guillermo Cienfuegos. The play centers on Victoria, who was an important person in Ecuador. Now broke, disgraced and separated from her son, she is determined to get back home and regain what she lost. Glenn worked his way from low-income housing to the verge of closing the biggest deal of his impressive finance career. But is business success what he’s really chasing? “Middle of the World” means you cannot be in two places at once. You must choose. And when you choose, it means giving something up. What are they willing to sacrifice? For power, for principles and for love? On a night in NYC, when Glenn steps into Victoria’s Uber, the course of both their lives will change in an instant. The show’s runtime is approximately 95 minutes. General admission is \$45, senior tickets are \$35 and student tickets are \$25. Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles. roguemachinetheatre.org

JAN. 28

HOLOCAUST MUSEUM LA:

“RETURN TO AUSCHWITZ: THE

SURVIVAL OF VLADIMIR MUNK”

3-4:30 P.M.

In honor of Holocaust Remembrance Day, Holocaust Museum LA presents a screening of “Return to Auschwitz: The Survival of Vladimir Munk,” an Emmy Award-winning documentary. Julie Canepa, co-author of the film, will talk about her work in a post-screening conversation. The documentary was filmed in 2020 when Julie accompanied Czech Holocaust survivor Vladimir Munk to the 75th anniversary of the liberation of Auschwitz in Oświęcim, Poland. Julie wrote “Vladimir’s Story,” which chronicled Munk’s life from birth to his liberation from the Nazis, for the Sun Community News. It ran in a series of seven installments. This event is free to attend with RSVP available online. The Holocaust Museum LA is located at 100 The Grove Dr., Los Angeles. holocaustmuseumla.org



Photo by Brandi Menefee

Punto de Inflexión performs “3×3” for “Dance at the Odyssey” at the Odyssey Theatre from Jan. 26-28.

DOYLE



Seaman Schepps, White Gold, Colored Stone and Diamond 'Rio' Bracelet. Est. \$15,000-20,000. Pair of Gold, Multicolored Stone and Cultured Pearl 'Large Bubble' Earrings. Est. \$4,000-6,000.

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INFORMATION & APPOINTMENTS

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Chamber of Commerce Leadership PAC Endorses Craig Corman for City Council

The Board of Trustees of the Beverly Hills Chamber of Commerce Leadership Political Action Committee (PAC) has endorsed Craig Corman for the upcoming March 5 municipal election.

The PAC conducted one-on-one interviews with each candidate to learn about their positions on issues facing the business community and their vision for the future.

In a statement to the Courier, the PAC indicated that its priorities include ensuring that the city remains a world-class destination and a safe place to shop and dine; that it remain on a sustainable financial path; that it tackle the housing element issue with sustainable innovative mixed-use developments and continues to attract new businesses.

The statement added that Corman “has shown good judgment, character, and dedication in his viewpoints during his interviews. His innovative ideas regarding business attraction and development are reassuring. As a planning commissioner,

Craig had a strong history of approving the majority of significant and innovative developments after thoughtful consideration of both the business and residential community. As such, the PAC is pleased to endorse Craig as a candidate due to his leadership qualities, temperament and skills to continue to tackle the key issues facing the city in the future and the ability to continue to implement reforms to support both the business and residential community in Beverly Hills.”

The purpose of the Beverly Hills Chamber of Commerce Leadership PAC is to preserve, protect and foster good government and support individuals who will promote the city’s business and residential communities. The PAC is affiliated with, but acts independently of, the Beverly Hills Chamber of Commerce. ●

BHUSD Board Receives Favorable Audit Findings



Photo by Joey Waldinger

BHUSD officials said improved construction practices had helped advance projects across the district, including at El Rodeo Elementary School.

BY JOEY WALDINGER

At its Jan. 23 meeting, the Beverly Hills Unified School District Board (BHUSD) of Education unanimously accepted three audits that showed improved management of the district’s finances and construction projects.

The board received reports on the 2022-23 District Financial Audit and 2022-23 Measure E and Measure BH Financial Audit by accounting firm Christy White, and on the 2022-23 Measure E and Measure BH Performance Audit by accounting firm Moss Adams, LLP.

“Overall, it’s clear our new bond management team [Fonder-Salari, Inc.] has really done a great job trying to ... clean up some of the delays and challenges that were left in the wake of the former management company [Team Concept Development Services],” Board President Amanda Stern told the Courier. “At present time, we are very pleased and weren’t surprised the audits were so clean.”

Board Vice President Rachelle Marcus was similarly satisfied with the auditors’ findings and impressed by Fonder-Salari’s stewardship of the bond program.

“I honestly believe that they have made a great change in our bond program and [are] helping us save money,” Marcus said.

Fonder-Salari was awarded the contract to manage the bond program in June 2022, taking over from TCDS, which received criticism for transparency and failure to deliver after becoming bond manager in 2017.

Measure E, a \$334 million bond, was approved in 2008, and the \$385 million Measure BH bond was approved in 2018. Money from those bonds is funding a slew of construction projects across the district, including the new campus of El Rodeo Elementary School—slated to open next school year—and several new buildings at Beverly Hills High School to be completed for the 2024-2025 school year.

“Right now, every time I drive by [El Rodeo] I get so excited because I can see the progress and the landscaping,” Marcus said.

While summarizing the Measure E and BH Performance Audit, Moss Adams partner Stephen Bacchetti said that BHUSD had implemented “great practices” undertaken by few other districts. Bacchetti has audited three different BHUSD bond managers since 2017, and he praised the district and Fonder-Salari for working proactively and collaboratively to improve construction practices.

“When we started these seven years ago, the total audit findings were 24, which is quite amazing,” Bacchetti said. “We’re down to four.”

In its audit, Moss Adams noted four instances of insufficient expenditure management, procurement procedures and master planning. Auditors suggested that implementing more detailed change order logs and defined contract types could help improve these areas.

Stern said the favorable findings were the result of improved communication and transparency, the restructuring of the district’s administration and the end of pandemic-era supply chain issues.

“The progress ... with a number of projects has improved 100 percent, and therefore I think we much more readily understand where we’re going and what still needs to be done,” Stern said.

According to Christy White audit director Jesus Cardenas, the District Financial Audit did not show any issues with BHUSD’s internal controls, government auditing standards or its compliance with major federal programs. However, auditors found three deficiencies in the district’s compliance with state requirements that BHUSD officials were working to fix, he added.

Cardenas said the district had not met state requirements for classroom teacher salaries, did not implement a plan for home-to-school transportation by last April and “exceeded the allowable ratio” of administrative employees per 100 teachers.

“I wouldn’t say [the deficiencies] are See BHUSD AUDITS, page 10

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DENTAL PRACTICE OF GOLSHANI DENTAL CORPORATION

Hotel Wage Petition Fails to Meet Signature Deadline



Photo courtesy of Unite Here Local 11

Hotel employees march while on strike at the Beverly Hilton.

BY ERIC LICAS

In the wake of a tentative labor agreement, a union-led effort to add a measure to the ballot in 2024 that would have raised the minimum wage of hotel workers in Beverly Hills has fallen flat.

Unite Here Local 11, the union representing thousands of housekeepers, restaurant workers and front desk staff in Southern California and Arizona, filed a petition to raise the minimum wage of hotel workers in Beverly Hills to \$30 per hour on July 25. They had 180 days from then to gather signatures from at least 10% of the city's registered voters, roughly 2,200 residents.

The petition was submitted as walkouts and picket lines formed at about 60 hotels throughout Southern California, including the three unionized hotels in Beverly Hills: the Beverly Hilton, Waldorf Astoria Beverly Hills and Beverly Wilshire, a Four Seasons Hotel. The demonstrations drew widespread media coverage that helped build support for striking workers, and tentative agreements between the management of those three properties

and Unite Here were reached in December.

Union members must vote to ratify the deals before they are confirmed. Details regarding pay and benefits in the deal brokered by Unite Here and the hotels had not been publicly released as of press time.

Meanwhile, city officials have not received any submission of signatures, request for extension or any further communication from Unite Here regarding their petition since it was filed last summer, Beverly Hills spokeswoman Lauren Santillana told the Courier. The deadline was on Jan. 21.

Under their previous contracts, unionized hotel workers in Beverly Hills earned around \$20 to \$25 per hour, according to Unite Here representatives. The union had been seeking an immediate \$5 raise, followed by two subsequent \$3 raises over the next two years. Negotiators for the hotels had countered with a \$2 per hour raise upon contract ratification and a \$1 per hour raise in 2024.

Representatives for Unite Here did not respond to multiple requests for comment by the Courier. ●

Southwest Beverly Hills Homeowners Association to Host Candidate Forum



On March 5, the Regular Municipal Election will decide two open city council seats. As is customary in Beverly Hills, various community groups hold forums to educate voters on the candidates. Forums are provided to the community for educational purposes and are meant to be transparent and impartial. City funds cannot be used to support any campaign activity. On Feb. 1, the Southwest

Beverly Hills Homeowners Association will hold a City Council candidate forum from 7-9:30 p.m. in the Beverly Hills City Council Chambers. The forum will be livestreamed on Beverly Hills Television (BHTV 10) and at beverlyhills.org/live. The forum will be periodically re-broadcast on BHTV 10 leading up to Election Day and available on-demand anytime at beverlyhills.org/elections. ●

Mayor Dr. Gold Attends U.S. Conference of Mayors



Beverly Hills Mayor Dr. Julian Gold took part in the U.S. Conference of Mayors Winter Meeting last week in Washington, D.C. Gold is pictured with the Hon. John Fetterman, U.S. Senator from Pennsylvania at the conference.

Paid Political Advertisement

VOTE

Craig Corman For City Council

March 5 Election




The Beverly Hills Chamber of Commerce Leadership PAC endorses Craig Corman for City Council as a leader who can best address these important issues:

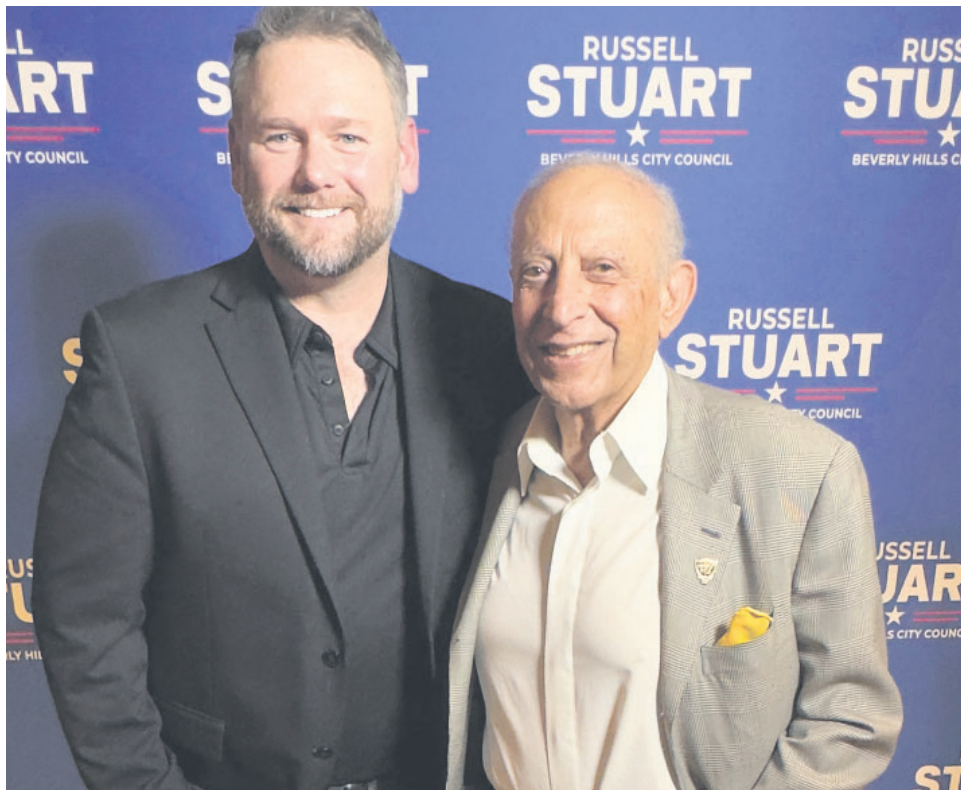
1. Ensuring that Beverly Hills remains a safe and secure place for our residents and visitors.
2. Promptly implementing a housing plan consistent with state standards and appropriate for our community.
3. Attracting new and innovative restaurants, stores, cultural institutions and nightlife to ensure Beverly Hills remains a world-class destination.
4. Continuing the overall strong financial position and leadership of the City.

Ad paid for by Beverly Hills Chamber Of Commerce Leadership PAC. Not authorized by a candidate or a committee controlled by candidate. Additional info available at BeverlyHills.org

Campaign Corner

Campaign season is in full swing in Beverly Hills, with 10 candidates vying for the two seats on the City Council being vacated by Mayor Dr. Julian Gold and Councilmember Lili Bosse.

Candidates took several opportunities over the past few weeks to engage with and share views on the issues with their supporters. The election takes place on March 5.



Over 100 Beverly Hills residents and business owners gathered at Wally's on Canon Drive to meet with candidate Russell Stuart, who is pictured above with former Beverly Hills Mayor Jimmy Delshad



Supporters of Mary Wells' campaign have hosted Meet and Greet events, such as the one pictured, which took place at Starbucks. Wells (left) is pictured with Tessa Brown and Lexi Abramov.



More than 120 attendees braved the rainy weather to attend a "Network with Nooshin" event for Nooshin Meshkaty on Jan. 22. Pictured above are Eli Alyeshmerni, Shahla Javdan, Meshkaty, Susan Azizzadeh and Yoel Neman.



Candidate Myra Demeter (pictured in middle) has held several gatherings to discuss city issues in a casual setting. "The exchange of ideas was welcomed by all," Demeter told the Courier.



Candidate Alissa Roston addressing supporters at one of her several recent events



Craig Corman welcomed supporters and prospective voters to what he called an informal "meet and greet" at GEARYS on Jan. 25. Pictured (from left): Lisa Kay Schwartz, GEARYS President and CEO Tom Blumenthal, Craig Corman and wife Karen



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What to Watch This Winter - Part Two



Left: Photo courtesy of Brooke Palmer/Amazon Prime, Right: Photos courtesy of APC/Hulu

Left: Alan Ritchson in “Reacher,” Top Right: Siobhán Cullen in “Obituary,” Lower Right: Michael Smiley in “Obituary”

BY NEELY SWANSON

There’s so much out there, it’s a Sisyphean task to keep current. The more I push that rock up the hill, the more the streaming services rain down shows upon me making me reconsider what I’ve seen and starting all over again. I’m always behind but it doesn’t really matter because with streaming, most of these shows can be watched whenever you want. Trending or not, here are a few more shows to consider (or in some cases, not).

“Obituary”

Hulu seems to keep delivering more and more new product. Some of it is terrific and some not so good. In the category of terrific comes the Irish series “Obituary.” Well-written and darkly hilarious, “Obituary” tells the story of Elvira Clancy (Siobhán Cullen), a smart, unemotional young woman living a dead-end existence in small-town Ireland trying to keep her drunken father Ward (Michael Smiley) out of debt and away from temptation. Automatically you know that’s not going to happen. Elvira has managed to get a job at the local newspaper, a tiny rag with a marginal staff. A talented writer, she is relegated to writing obituaries. When cuts must be made, her editor will only pay her per obituary. But this is a very small town and the deaths are few and far between. What’s a girl to do but create some work

for herself. And before you can say “Erin go bragh” (“Ireland till doomsday”), the dead bodies begin to pile up.

While not dispatching those who deserve to die, Erin is struggling to maintain normal relationships. Her best friend, the very bosomy Mallory (Danielle Galligan), sets her sights on the one young man Erin fancies, Emerson Stafford (Ronan Raftery), a new hire at the paper who’s investigating the new rash of suspicious deaths.

Only two of the six episodes were released for review, I hunger for the rest. The humor is so dry it crackles, the acting is perfect with nary a wink wink, and the plots are inventive. I suppose the only thing to worry about is that eventually Elvira will run out of bodies. But then again, Oxford is still populated despite all the murders solved by Morse, Lewis and Endeavor.

Now streaming on Hulu.

“Reacher”

The second season of this series based on the character created by Lee Child has arrived and none too soon. The first season established Jack Reacher, former Army Special Investigations, as a lone wolf out to track the murder of his brother, a hero in a white hat if there ever was one. Trapped in a corrupt Southern town, he gets to the bottom of the how of his brother’s murder but not so much the why. Enter season two

and Reacher is called back to work with his original squad. Someone is killing them off, one by one, in brutal fashion. When one of the originals, missing but with his fingerprints on everything, is suspected of selling out the others, Reacher’s mission is not just to stop the killings but also to clear the name of his protégé.

Starring Alan Ritchson as Reacher, a compelling actor despite his cartoonish bodybuilder shape. Think Arnold Schwarzenegger if he could act. His sly sense of humor keeps the storyline from getting too melodramatic. He is ably supported by Maria Sten, his right hand Frances Neagley, and Serinda Swan as Shaun Sipos, his love interest. Robert Patrick, who deserves better than to always be cast as a villain, is, nevertheless, a juicy bad guy in the guise of Shane Langston, head of security for a private defense contractor. The fate of civilization rests in the hands of Reacher. Based on “Bad Luck and Trouble” by Lee Child, it has been brought to life on the screen by master storyteller Nick Santora, a favorite writer of mine for too many years to count.

Now streaming on Prime Video.

“The Artful Dodger”

For those of you familiar with Dickens’ “Oliver Twist,” you will remember the Artful Dodger, Fagin’s favorite pickpocket, hand trained to excel at the “art” of thievery.

Young Oliver Twist was shanghaied into the criminal gang but was eventually rescued. Fagin was arrested and everyone else scattered to the four winds. In this creative reimagination, the Artful Dodger now lives in Port Victory, Australia under an assumed name, Dr. Jack Dawkins. He put those nimble fingers to better use when he apprenticed to a surgeon while on a ship crossing the ocean. He now practices his craft at a local hospital run by a dangerous quack.

Fagin, having escaped death by hanging in England, has landed in Australia and recognizes Jack right off the bat. He sees a world of glitter, money and jewels and is determined to continue his life of crime with his former protégé back at his side. Dr. Jack is less than willing and must find a way to extricate himself from the very sticky Fagin without endangering his present position. Making things more difficult for him is the arrival into his life of Lady Belle Fox, daughter of the Governor. Belle is an independent, determined young woman who has decided that she will be a doctor and that she will apprentice under Jack. There will be no arguing with her. Belle is extremely well-read and up on all the current medical research. Jack now finds himself between a rock (Belle) and a hard place (Fagin) and must navigate these treacherous waters.

“The Artful Dodger” is fanciful and often heart-stopping as concerns Jack’s

future: fame or the gallows, no in between. The casting is as masterful as the writing is imaginative. Thomas Brodie-Sangster (“The Queen’s Gambit,”) is a charming and believable Jack. David Thewlis (Remus Lupin in the “Harry Potter” series) is the charmingly corrupt Fagin and Maia Mitchell (“The Fosters”) is a very charming Belle. Created and written by David Maher, David Taylor and James McNamara, they keep the dialogue crisp and moving.

Now streaming on Hulu.

“Monsieur Spade”

Sam Spade, you remember him, don’t you? He was Dashiell Hammett’s grizzled San Francisco detective in “The Maltese Falcon.” After a final meeting with Brigid O’Shaughnessy, the noir femme fatale of the above-mentioned caper, newly released from prison and on her deathbed, she makes him promise to protect her child, Teresa, a daughter who will inherit a not inconsiderable sum of money when she turns 18. He must also try to find her ex, Teresa’s ne’er-do-well French father.

Sam drops Teresa into a convent in the south of France, not far from where her father last lived. This being a sunny part of the world, he decides to stay, especially when he falls in love with Gabrielle, the beautiful owner of a vineyard.

Tom Fontana (“Homicide”) and Scott Frank (“The Wolverine”), a veritable dream team, have come up with one of the most imaginative “What Ifs?” Sam Spade was the very definition of the film noir anti-hero, so why not have him retire to Provence to

escape the murder, mayhem and corruption of San Francisco only to be dropped into the middle of a deadly mystery?

Going backward and forward in time, we see his love affair blossom with Gabrielle and what happens when she dies and he’s left with her grand estate. Laconic, almost existential in attitude, Sam is totally self-focused. No matter, problems still find their way to his doorstep and none are more irritating than the attack on the convent where Teresa is living. All the nuns were murdered when they would not reveal the location of a mysterious child in their care. Reluctantly, he is forced into the action. Teresa’s missing father, who may be hovering in the background to try to gain possession of his daughter’s recent inheritance, may be involved.

Clive Owen as Sam Spade is the personification of cool. Chiara Mastroianni is Gabrielle and Cara Bossom is the petulant Teresa. Adding to the potential appeal of the series is that it is a full mix of French and British actors, with dialogue in both languages.

The mystery at the root of this effectively noir atmosphere is a story that just doesn’t work. The pace is glacial, made even more so because it takes so long to get to its unsatisfying resolution. So much potential wasted with such a good cast. Truly a case of style over substance.

In French and English with English subtitles.

Streaming January 14, one episode per week, on AMC+ and Acorn TV.



Top: Photo courtesy of Black Bear/AMC, Bottom: Photo courtesy of Apple TV+
Top: Clive Owen in “Monsieur Spade,” Bottom: Peter Capaldi and Cush Jumbo in “Criminal Record”

“Criminal Record”

DC June Lenker is young, Black and trying to navigate her way up in the London police department; DCI Daniel Hegarty is white, powerful and soon to retire. An anonymous phone call from a terrorized woman claiming information about a man wrongly convicted of murder is about to change the lives of Lenker and Hegarty. The so-called innocent man was one of Hegarty’s cases from many years ago. Lenker is determined to open up the case; Hegarty will do everything in his power to prevent that. Intransigent, even in the face of new evidence, it’s his legacy being challenged.

Lenker finds more than enough indications that the suspect was railroaded without enough investigation because he was Black with a history of domestic violence. But there were others with similar backgrounds who were overlooked. Hegarty is adamant that race had nothing to do with it, despite indications to the contrary. He can’t have a

young, aggressive woman digging into his files and he blocks her at every opportunity, something that makes her even more determined.

She has made a powerful enemy of Hegarty but fearlessly pushes ahead. He uses all of his connections to stall her upward path but still she goes on. Will justice be served? Or is that even in play when a case is closed and locked?

Creator Paul Rutman is interested in the disparity of power, racism and institutional failure. In many ways, he succeeds but often with a buzz saw rather than the scalpel that is needed. Luckily, “Criminal Record” stars Cush Jumbo as Lenker and Peter Capaldi as Hegarty, the Black and white of the scenario. Would that this interesting show had been more compelling. It’s not bad, it’s just not as subtle and interesting as it should have been.

Streaming now, one episode at a time, on Apple TV+. ●



Photo courtesy of John Platt/Hulu
Thomas Brodie-Sangster and Maia Mitchell in “The Artful Dodger”



Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did book reports for a living. For several years she was a freelance writer for “Written By,” the magazine of the WGA West, and was adjunct faculty at USC in the writing division of the School of Cinematic Arts. Neely has been writing film and television reviews for the “Easy Reader” for more than 10 years. Her past reviews can be read on Rotten Tomatoes where she is a tomato-approved critic.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, February 6, 2024, 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 AMENDING TITLE 10, CHAPTER 3, ARTICLE 12 OF BEVERLY HILLS MUNICIPAL CODE TO ALLOW FOR THE EXPANSION OF EXISTING RESTAURANT USES AND THE ESTABLISHMENT OF NEW RESTAURANT USES WITH ROOFTOP OUTDOOR DINING FOR EXISTING LEGALLY NONCONFORMING HOTELS LOCATED IN THE R-4 MULTIPLE RESIDENTIAL ZONE

The proposed Ordinance would amend the Section 10-3-1207 of the Beverly Hills Municipal Code to allow for the expansion of bar and dining areas of an existing ground floor hotel restaurant and the establishment of new restaurant uses with outdoor dining and bar areas that are open to the public on the rooftop of existing legally nonconforming hotels located in the City's R-4, Multiple Residential Zone with established rooftop uses. The expansion and establishment of such restaurant uses would require the issuance of a Conditional Use Permit (CUP) by the Planning Commission. The proposed Ordinance is related to a request for amendments to existing CUP, Development Plan Review (DPR), and Extended Hours Permit (EHP) approvals to allow continued operation of existing restaurant and rooftop uses at the L'Ermitage Hotel, located at 9291 Burton Way (the "project site"), as well as to allow the expansion of the dining and area within the ground floor restaurant and establishment of a new rooftop restaurant with outdoor dining and bar area. The Planning Commission considered this ordinance at its meeting on December 14, 2023, at which time it recommended that the City Council adopt the amendments.

ENVIRONMENTAL REVIEW

This project 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. Upon review, the project appears to qualify for a Class 5 (Minor Alterations in Land Use Limitations) in accordance with the requirements of Sections 15305 of the state CEQA Guidelines. Therefore, the City Council may find the project exempt from further review under CEQA.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

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

Public Comment Participation:

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

How to Submit Public Comment (Email/Video):

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

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

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

In Person Participation:

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

If there are any questions regarding this notice, please contact **Edgar Arroyo, Senior Planner** in the Planning Division at **(310) 285-1138**, or by email at earroyo@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

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



Graphic courtesy city of Beverly Hills

The Mixed-Use Overlay Zone allows for residential buildings in areas previously zoned for commercial uses only.

MIXED USE, from page 1

It allows mixed-use developments, such as residential units located above ground-floor businesses, in areas previously zoned for commercial uses only.

The goal was to bring more housing and vitality into commercial areas of the city, except for the Business Triangle, which was excluded from the zone.

But, in its over three years of existence the zone has largely failed in this goal. So far only one new mixed-use development has been approved: a 56-unit residential and retail complex located at 55 N. La Cienega Blvd. Several other proposed developments in the zone are currently working their way through city approvals.

In July 2023, City Council directed staff to return with recommendations for updating the zone to make it easier to build housing.

The update approved this week is one of these recommendations and applies specifically to the conversion of existing buildings into mixed-use projects. It changes the formula for calculating the maximum allowable number of units to be based on the floor area of the existing building instead of its lot size.

The reason for this change is that some older buildings in the zone are taller than

the maximum building height allowed under the zone's current regulations. As a result, a calculation based on the lot size of these buildings will underestimate the number of units the building can accommodate as it does not take into account space available in the extra building stories.

"We found a list of 25 buildings, mostly located on Wilshire Boulevard, that are over height limits and could probably take advantage of it (the new formula), based on the fact that they cannot rebuild what is already on the site and might find adaptive reuse to be an attractive option," Senior Planner Chloe Chen told the Courier.

City Planner Masa Alkire told the Courier that this modification was prompted by Council's desire to improve the Mixed-Use Zone, and not in response to the Department of Housing and Community Development's (HCD's) refusal to certify the city's Housing Element. Nevertheless, the update can only help the city show Sacramento its desire to create more housing.

"This is a clarification that should make clear we are serious about facilitating adaptive reuse," he said. "Hopefully HCD would see it that way." ●

BHUSD AUDITS, from page 4

anything too severe," Cardenas said. "Just minor findings."

Cardenas largely attributed the deficiency in classroom teacher salaries to inflated budgets stemming from one-time COVID-19 relief funds, and he said the district was taking corrective actions on the two others.

"The weaknesses [Cardenas] identified, I'm confident the district will have a cure plan and we will be monitoring that closely," Stern added.

In response to a question from Marcus, BHUSD Business Services Assistant

Superintendent Raphael Guzman said many California school districts have struggled to meet the teacher salary requirements, and BHUSD does not have to pay a penalty for failing this requirement.

Cardenas said that the Measure E and Measure BH Financial Audit examined county treasury records, revenue, expenditures and accounts receivable and paid, and that it did not reveal any deficiencies.

"We didn't note any misstatements or overstatements ... everything was fairly presented," Cardenas said. ●

www.beverlyhillscourier.com

Holocaust Museum LA Marks International Holocaust Remembrance Day



Holocaust Museum LA

BY ANA FIGUEROA

January 27 is International Holocaust Remembrance Day, as designated by the United Nations. It marks the tragedy of the Holocaust and the day in 1945 that Auschwitz-Birkenau was liberated. This year, it also comes at a time of rising antisemitism both nationally and internationally.

According to the Anti-Defamation League, incidents of antisemitism have soared since the Oct. 7 Hamas attack. Social media metrics continue to reveal alarming rates of antisemitic sentiment. And a recent poll from The Economist/YouGov found that 1 in 5 young people in this country between the ages of 18 and 29 believe the Holocaust is a myth.

For this reason, Holocaust Museum LA CEO Beth Kean told the Courier, the day has

even more significance.

“As we commemorate International Holocaust Remembrance Day, we are reminded of the importance of Holocaust history,” Kean said. “The Holocaust shows us where unchecked hate rhetoric against Jews can and will lead. When Holocaust distortion and antisemitism are not called out directly and confronted head on, antisemitism will only continue to grow.”

Kean emphasized the power of education as a change agent in the struggle against misinformation and hate. Accordingly, student programs at the Museum and other institutions have an especially important role to play at this time.

“Over 99% of the students who visit the Museum identify as non-Jewish and we see first-hand the power of cross-cultural conversations and learning,” Kean said. “Our

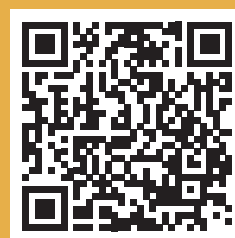
goal is to provide students and all visitors and attendees of public programs with the information they need to call out and stand up to hate.”

Public programming to mark International Holocaust Remembrance Day will take place at Holocaust Museum LA on Jan. 28. At 3 p.m., the Museum will screen “Return to Auschwitz: The Survival of Vladimir Munk,” an award-winning film documenting Czech Holocaust survivor Vladimir Munk’s return to Auschwitz in 2020 to commemorate the 75th anniversary of

the liberation of the camp. Documentary co-author Julie Canepa will discuss the film after the screening.

Munk was a biology professor at SUNY Plattsburgh, who passed away last fall at the age of 98. Canepa met Munk while working on an article series for a community newspaper in New York. She later accompanied Munk to Auschwitz and authored the novel “The Missing Star” based on the love story of Munk and his wife. More information about events at Holocaust Museum LA is contained in the Calendar section on pg. 2. ●

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Photos by Benny Chan

Student-learning activities at the Museum

Next stop: more subway.

METRO D LINE SUBWAY EXTENSION PROJECT
Section 2 – Beverly Hills Update

WILSHIRE/RODEO STATION WORK
Appendage excavation work has resumed on S Beverly Dr at night.

S Cañon Dr work is utilizing a full closure at Wilshire Bl for appendage decking and excavation.

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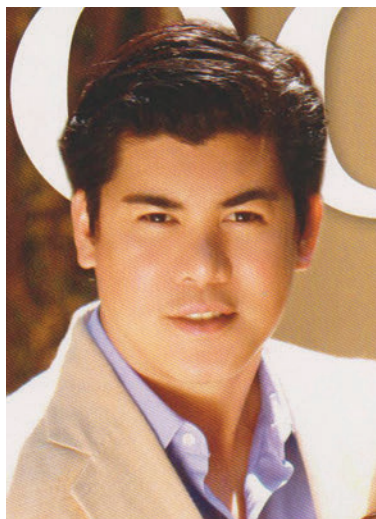
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Birthdays

The Courier's Birthday Page is Proudly Sponsored by

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OLIVER TOLENTINO
January 26



DAVID WEISBERG
January 28



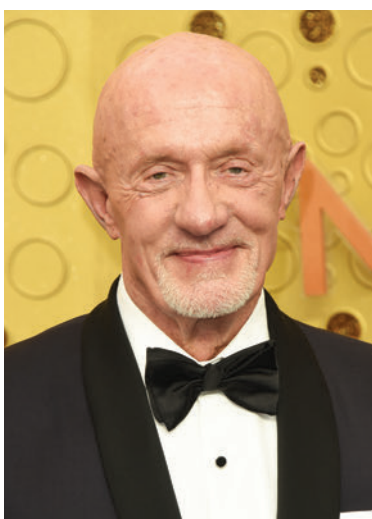
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January 30



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January 31



STAN KING
January 31

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EDITORIAL@BHCOURIER.COM



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Because you work hard for your money, overpriced items and pleasures that are costly and temporary do not appeal to you in the least. Maybe you'll splurge later, but it's today's sensible financial decisions that will allow it.

TAURUS (April 20-May 20). You'll challenge yourself to embody the distinction between existing and truly living. It's the pursuits that make you a little nervous with anticipation that push you into a life more vivid.

GEMINI (May 21-June 21). In many games there is no winning because even if you technically win, the cost makes a loss of the victory. Such a game is in view today. Consider walking away from the conflict, dropping the argument or ending with a draw.

CANCER (June 22-July 22). Whether it's as stimulating as a tickle of the mind or as maddening as a burning mystery, there's always something uncomfortable about curiosity, which lives in the tension between knowing and not knowing. Today, you'll be well aware of curiosity's sensation.

LEO (July 23-Aug. 22). Tensions between people arise like subtle knockings from a car engine. What follows is a strong urge to check under the hood of the relationship, rehash unresolved history and the like. Though, if you wait, it will pass; maybe you should let it!

VIRGO (Aug. 23-Sept. 22). Definitely you should not wage war against yourself in any shape or form. You are the most worthy of your own pardon, your peace treaties and your developmental assistance. Take up yourself as a cause and find as much support as you can for it.

LIBRA (Sept. 23-Oct. 23). Self-awareness is the foundation of social and emotional intelligence. Don't let the distractions of social media and the like steal your attention from the nuances of interpersonal relationships and human dynamics.

SCORPIO (Oct. 24-Nov. 21). Decisions made by committee will be rife with compromise likely to weaken the thrust of an idea. Go with the strength and impact of a singular vision wherever possible. If not possible, keep the group small.

SAGITTARIUS (Nov. 22-Dec. 21). Your accounting is off in some way. Give another look to the cost of having a

thing; it may be greater than previously thought. The time involved is a big factor and there is an emotional investment to consider too. Consider the big picture.

CAPRICORN (Dec. 22-Jan. 19). Instead of the usual human inclination to hide insecurity, you'll do the unusually brave thing, exposing what you perceive as a weakness in order to gain knowledge and insight about it. Oddly enough, it's a power move.

AQUARIUS (Jan. 20-Feb. 18). A sense

of being stuck can be easily remedied by letting go of one attachment. What can you release? Freedom will fill the space. All you need is a little wiggle room to start the progress.

PISCES (Feb. 19-March 20). If people think you're "in," you are. If they assume you have power, you do. Maybe rules and protocols should be followed, but first stay aware of what's needed and expected. Don't ask for permission unless you must.



This is Eleanor, the eligible dog for adoption of this week. She is a 12-year-old, 5-pound chihuahua who was left at a county kill shelter. To give Eleanor some needed loving care, please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org



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GOLD OFFICE HOURS, from page 1

project will break ground next week and is expected to open in 2027.

A handful of community members had questions and concerns regarding the housing element lawsuit and the city's appeal to the Los Angeles County Superior Court judgment that would restrict new building permit approvals until they meet the state's housing requirements.

"We have to create affordable housing, and we have to create housing which is affordable," Mayor Gold said. "The council gets it. We're working on it."

At its Jan. 23 meeting, the City Council approved an ordinance that amended the Mixed-Use Overlay Zone regulations and changed the maximum density for residential conversion projects.

With this change, the minimum unit size of 500 square feet will determine the maximum number of units that can be converted to housing in an existing commercial building.

"We all know that in the world of

Amazon, the world of COVID, work from home, and all the rest, the utilization of commercial buildings has diminished," Gold added.

In the last few months of his term, one resident asked Gold how he hopes to be remembered.

"This is my 13th year, and I would hope that as I leave office, people feel that I did a good job. That I served the public well."

Gold also spearheaded the formation of the Next Beverly Hills committee to engage young people in the city. Other projects ended in disappointment, such as Cheval Blanc Beverly Hills.

"The people spoke, and Cheval Blanc did not happen, but it's left a gap," Gold said regarding the financial future of the city. "Not that we were counting on the revenue, but nonetheless, the inflation of our costs continues, and we still have to deal with what will ultimately come to be a gap in revenue versus expense. So, the next council is going to have to deal with that." ●



Rendering courtesy of Belzberg Architects

A rendering of the restoration project of the historic 1946 Darrow Office Building located at 9884 S Santa Monica Blvd.

Questions? Comments? Concerns?

The Courier wants to hear from you!

Email: editorial@bhcourier.com



WATER AND WASTEWATER RATE ADJUSTMENT TOWN HALL MEETING

On February 20, 2024, the Beverly Hills City Council will hold a public hearing to consider the Proposed Rate Adjustments. **To further educate the community there will be a town hall meeting that you can attend in person or via zoom:**

WHEN

Thursday, February 1, 2024 6 p.m. – 7 p.m.

WHERE

In Person:
City Hall, Municipal Gallery

Online:
beverlyhills.org.zoom.us/my/community
Passcode: 90210

For any questions or comments, please visit [BEVERLYHILLS.ORG/WATERRATES](https://beverlyhills.org/waterrates) or contact askpw@beverlyhills.org or call (310) 285-2467.

PENINSULA APPEAL, from page 1

Lautner will proceed at 9884 S. Santa Monica Blvd., much to the chagrin of its next-door neighbor The Peninsula Beverly Hills, which spent five months fighting the project.

This week, after a five-hour public hearing on Jan. 23 that stretched into the wee hours of Jan 24, the City Council denied the hotel's appeal of the project, but added conditions to mitigate concerns about how the restoration would impact visitors' enjoyment of the luxurious five-star hotel.

"We want to accommodate both sides. We want The Peninsula to thrive and to be able to provide the great service that they always do to their clientele," said City Councilmember Sharona Nazarian. "At the same time, I know that preserving the beauty of our city and historic environment is extremely important and we're thankful that we have people who are trying to bring sustainability into this exciting project."

The Peninsula was primarily concerned about how the addition of a third story with a roof terrace would impact its guests' peace and privacy, but also fought the project on the grounds that it failed to meet city and state restoration standards.

"Please don't forget that the proposed rooftop space is not across the street, it is directly adjacent, it will share a wall with hotel villas and guests who are often on sleep schedules from another time zone," said Victor De la Cruz, an attorney representing the hotel from the firm of Manatt, Phelps & Phillips. "The Peninsula cannot have a nuisance situation developed here."

While the City Council was sympathetic to the noise concerns, they sided with the Planning Department staff and Planning Commissioners, who deemed the project to be compliant with regulations and an exciting way to preserve a historic building.

"I think everybody agrees we will want this built as soon as possible," said Councilmember Lili Bosse. "We would love that building to be built tomorrow."

The new conditions imposed on the restoration project include limiting noisy construction to the hours of 9:30 a.m. to

6 p.m., a ban against smoking on the roof terrace, a ban against renting the roof terrace to third parties and a system for reporting and addressing noise complaints raised by hotel guests.

The project was first approved by the Planning Commission on July 13, 2023, and subsequently appealed by the Peninsula on July 26.

Council encouraged both sides to find mutually agreeable conditions regarding the construction and use of the building. They advanced the appeal hearing date from Dec. 5 to Jan. 23 to provide more time for discussion. However, such an agreement did not come to fruition and the appeals hearing went forward as planned this week.

The building itself was constructed in 1946 and is an exemplary model of Late Modern architecture, a style characterized by bold geometric shapes, exaggerated expressions of structure and industrial materials such as glass and concrete. This structure is particularly notable for its long horizontal louvers—angular slats that let in light—stacked on the exterior walls.

The remodel will preserve all distinctive features of the building and add a third story with an outdoor roof deck. It was designed by renowned modern architect Hagy Belzberg, who also designed Holocaust Museum LA.

Once complete, the office building will serve as the headquarters for Angeleno Group, an investment group that focuses on clean energy and climate solutions.

"We intend to make this building a place that you all could be proud to come visit and bring distinguished guests that come to the city to understand what is possible, is economic and architecturally beautiful with sustainable design and adaptive reuse," said Yaniv Tepper, co-founder and managing partner of the Angeleno Group.

He added that they are eager to be good neighbors.

"We understand they operate a hotel, we really do," said Tepper. "We want to ensure that their guests' experience is maintained, and we believe that it can be." ●

Council Honors Chai Lifeline



Mayor Dr. Julian Gold and the Beverly Hills City Council recognized the organization Chai Lifeline as part of the Mayor's "People Helping People" initiative at the Jan. 23 City Council meeting. Pictured (from left): Councilmember Lili Bosse, Vice Mayor Lester Friedman, Chai Lifeline Regional Director Randi Grossman, Gold, Councilmembers John Mirisch and Sharona Nazarian



Beverly Hills Resident and Oscar, Grammy and Emmy Award-winning songwriter Diane Warren received a record 15th Oscar nomination this week for Best Original Song. She was nominated for "A Fire Inside" from the original Hulu film "Flamin' Hot." She is pictured here celebrating at Via Alloro with fellow Beverly Hills resident (and two-time Oscar nominee) Carol Connors.

FIELD OF FLAGS, from page 1
Gaza. Officials have repeatedly joined in the calls for the release of every hostage. In the newest demonstration of support, city officials and Israeli representatives held a somber memorial in front of the flags arrayed at Beverly Gardens Park on Jan. 25.

"We invite the public ... to walk through this field of flags, this field of souls," Mayor Dr. Julian Gold said. "Reflect on the people, the mothers, fathers, the children, the daughters who were lost, citizens of the world who were massacred that day."

Gold hoped it will serve as a reminder to

never let such atrocities happen again. And though he said it was hard to feel optimistic about that, the flag display could, at the very least, help residents and visitors find a sense of healing and work towards a resolution.

Walking through the flags after the ceremony, Gold said, "Standing amongst this, you feel the power of what happened."

Israel Bachar, Israel's Consul General to the Pacific Southwest, said each flag represents the nationality of the deceased, showing that the Oct. 7 terror attack was a global tragedy that requires a global response.

"Today, we're contributing to the global

Ribbon Cutting at Boulon d'Amour Coffee Bar



Boulon d'Amour Coffee Bar on Canon Drive celebrated a grand opening and ribbon cutting on Jan. 25. Pictured (from left) Jack Khorsandi, Boulon founder Chantel Khorsandi Masjedi, Chamber of Commerce President & CEO Todd Johnson, Mayor Dr. Julian Gold and Councilmember Sharona Nazarian

Commissioner Pynoos Announces Bid for L.A. County Democratic Central Committee



Rebecca Pynoos

Rebecca Pynoos, a third-generation Angeleno and two-time Beverly Hills city commissioner, has announced her candidacy for the Los Angeles County Democratic Party Central Committee in Assembly District 51. The district encompasses the cities of Santa Monica, Beverly Hills and West Hollywood and Los Angeles communities of West L.A. - Sawtelle,

Westwood, Cheviot Hills, Hollywood, and East Hollywood.

Pynoos is an advocate for safe, livable, and sustainable communities. She also supports policies that advance equality, women's rights, environmental sustainability, and protections for older adults. With nearly a decade of work as a city commissioner in Beverly Hills, Pynoos has also contributed throughout the region as a former Vice Chair of the West L.A. Community Coalition, representing the West L.A.-Sawtelle community. Pynoos has also received endorsement of the West Hollywood-Beverly Hills Democratic Club.

Her academic background includes a BA from Brandeis University, a Master's in Social Work from USC, and a certificate in urban planning from UC Berkeley and extensive continuing education in architecture and sustainability.

mission," Bachar said. "We come together to remember their names, to remember their roots, and to proclaim that they will not have died in vain."

The memorial underscored Beverly Hills' status as a model for solidarity with Israel that helps strengthen the bonds between the United States and Israel, Bachar said.

In the wake of the Oct. 7 attacks, such solidarity is especially crucial, he said.

Bachar spoke of a Jewish concept that each person is a universe, and the field of flags symbolized that "the universe was dismantled" on Oct. 7. The memorial is a reminder of the

shared duty to repair this broken universe, Bachar said.

"We must remain resolved to repair the universe of the Jewish people and the Jewish state and bring the remaining hostages home," he added.

Bachar said that Israeli officials are hopeful to stop the fighting and are pushing for a diplomatic agreement that Hamas would no longer govern the Gaza Strip.

"If they're willing to do so and say that they're surrendering, we're more than happy to go for the diplomatic solution," he said. ●

Fun and Games

SUDOKU AND PUZZLE ANSWERS FOR 01/19/24 ISSUE on page 20

SUDOKU 01/26/24 ISSUE								
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CONFERENCE CHAMPIONSHIP NFL Schedule & Odds

SUNDAY, JANUARY 28
AFC CHAMPIONSHIP

KANSAS CITY CHIEFS
vs.
BALTIMORE RAVENS
12:00 PM CBS (BAL -3 1/2)

SUNDAY, JANUARY 28
NFC CHAMPIONSHIP

DETROIT LIONS
vs.
SAN FRANCISCO 49ERS
5:15 PM FOX (SF -7)

Conference Championship - Spread by: Danny Sheridan

*Check your local listings for games schedules. All times PST.

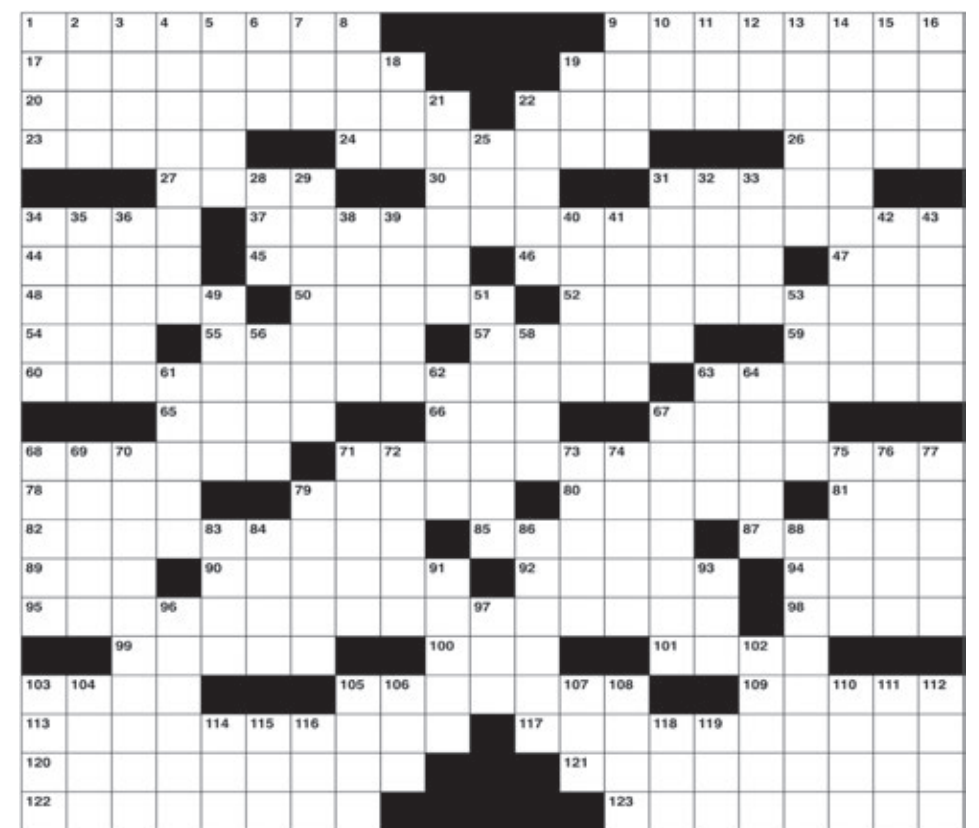
THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE 01/26/24 ISSUE

ER, IN OTHER WORDS ... BY JOHN KUGELMAN / EDITED BY WILL SHORTZ

John Kugelman is a software engineer and musician from Gainesville, Va. He has worked in cybersecurity for many years. "I like anything that's complicated and puzzle-y," John says. "Any engineering problem is fascinating to me." (And what is crossword construction, after all, but the engineering of words?) This is John's second crossword for The Times, both Sundays. — W.S.

- | | |
|---|---|
| ACROSS | DOWN |
| 1 Hurricanes and tornadoes | 1 V on the N.Y.S.E. |
| 9 One of 12, biblically | 2 Albatross, metaphorically |
| 17 "Way to go, me!" | 3 Hypnotized, say |
| 19 Grape from France's Côte-d'Or | 4 Some closet organizers |
| 20 Great ape? | 5 "The Jetsons" boy |
| 22 Erotic artist? | 6 Crossed (out) |
| 23 5-Down's pet | 7 Online school closing? |
| 24 Ooze | 8 Nurses |
| 26 Authors | 9 Dash's partner |
| 27 Yesterday, in Spanish | 10 Ancient Romans made it from soot |
| 30 ___ Jam (record label) | 11 Purchase for a golf course |
| 31 "Let me be perfectly ___" (Pride slogan) | 12 Nexus: Abbr. |
| 34 Guinness of "The Ladykillers" | 13 Peeved |
| 37 Street magician? | 14 Indigo Girls song with the chorus "Adding up the total of a love that's true/Multiply life by the ..." |
| 44 Made, as a putt | 15 Creditor's security |
| 45 Stockpile | 16 Makes a misstep |
| 46 Linger | 18 Ready, with "up" |
| 47 Rock's ___ Fighters | 19 Wrinkle-faced dog |
| 48 Toast with a raised stein | 21 Cash in |
| 50 Bad thing to drop in polite company | |
| 52 Anthony Hopkins won this with only 16 minutes of screen time | |
| 54 Reply of disgust | |
| 55 One hitting the space bar? | |
| 57 Muscat resident | |
| 59 Leaves slack-jawed | |
| 60 Farmers? | |
| 63 Took big steps | |
| 65 Unplanned preview, perhaps | |
| 66 See here! | |
| 67 ___ of Orleans, moniker for Joan of Arc | |
| 68 Supply, as elevator music | |
| 71 Switch hitter? | |
| 78 Zeno of ___, paradoxical thinker | |
| 79 Fastest train in the U.S. | |
| 80 Spot for a microphone | |
| 81 What might be drawn with a "C" in cartoons | |
| 82 Plans of study | |
| 85 Time's 2023 Athlete of the Year | |
| 87 Appropriate | |
| 89 Hail, to Caesar | |
| 90 Warm touch | |
| 92 Gunpowder ingredient | |
| 94 Top pair | |
| 95 Animal tranquilizer? | |
| 98 Trash | |
| 99 Pan handle? | |
| 100 Communication with one's hands, for short | |
| 101 Target of Y.A. fiction | |
| 103 Word with straw or swing | |
| 105 Big Apple figure | |
| 109 "Boy Wonder" of comics | |
| 113 & 117 The Grim Reaper? | |
| 120 Live content creators | |
| 121 They might be flagged as "Potential Spam" | |
| 122 Seasonal charity event | |
| 123 Cuts down to size | |
| 22 Disney villain who's the grand vizier of Agrabah | |
| 25 / | |
| 28 Replies of disgust | |
| 29 Stoolie | |
| 31 Somewhat | |
| 32 Section of a syllabus | |
| 33 ___ Griffin, civil rights pioneer | |
| 34 Meat jelly | |
| 35 Butler on "The Addams Family" | |
| 36 Japanese mushroom | |
| 38 "Pass," in a casino | |
| 39 Quadcopter, e.g. | |
| 40 Concrete support | |
| 41 Straws in the wind | |
| 42 Sweet-talked | |
| 43 Origin of the words "cake" and "egg" | |
| 49 Actor George who wrote the 1994 autobiography "To the Stars" | |
| 51 Police accountability tool | |
| 53 Rapper ___ B | |
| 56 List | |
| 58 Demure | |
| 61 E. R. shout | |
| 62 Author Gaiman | |
| 63 What a crackerjack cracker jacks | |
| 64 Does some field work | |
| 67 Superlatively sullen | |
| 68 Praline ingredient | |
| 69 Valentine candy message | |
| 70 Not open to appeal, as a court decision | |
| 71 Bass symbol | |
| 72 Tiniest bit | |
| 73 Actress Fisher of "Eighth Grade" | |
| 74 Worshiper of Jah, informally | |
| 75 Insurance giant | |
| 76 Mental fogs | |
| 77 Lock | |
| 79 Law enforcer in the Harry Potter universe | |
| 83 Longtime actor on "Law & Order: SVU" | |
| 84 Give a darn | |
| 86 All together | |
| 88 Emulate Jack Sprat | |
| 91 Old SeaWorld mascot | |
| 93 Parkway or expressway: Abbr. | |
| 96 Complained | |
| 97 Keyboard corner key | |
| 102 Straight up | |
| 103 Like the open sea | |
| 104 Not fooled by | |
| 105 Some carry a spare one in a boot | |
| 106 Smartphone platform | |
| 107 Bit of decoration at a beach house | |
| 108 Not just think | |
| 110 Zodiac symbol | |
| 111 Sicily or Sardinia | |
| 112 Ending with late or great | |
| 114 "___ out!" | |
| 115 "The Dark Side of the Moon" studio | |
| 116 Fire (up) | |
| 118 Texter's "Truthfully ..." | |
| 119 French chess piece | |

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

1/12/2024, 8:06 p.m. at 300 Block of N. RODEO DRIVE

ASSAULT - SIMPLE

1/16/2024, 10:50 a.m. at 9500 Block of DAYTON WAY

BURGLARY - COMMERCIAL BUILDING

1/15/2024, 8:14 a.m. at 0-99 Block of N. LA CIENEGA BLVD.

1/15/2024, 4:29 a.m. at 300 Block of N. RODEO DRIVE

BURGLARY - CONSTRUCTION SITE

1/15/2024, 4:30 p.m. at 0-99 Block of N. LA CIENEGA BLVD.

BURGLARY - FROM A MOTOR VEHICLE

1/23/2024, 3:15 a.m. at 600 Block of N. MAPLE DRIVE

1/21/2024, 9:30 a.m. at FOOTHILL ROAD / ELEVADO AVENUE

1/20/2024, 3:30 p.m. at 100 Block of S. BEDFORD DRIVE

1/19/2024, 3:16 p.m. at 9600 Block of WILSHIRE BLVD.

1/18/2024, 8:30 p.m. at 300 Block of N. CRESCENT DRIVE

1/12/2024, 10 p.m. at 9100 Block of PHYLLIS STREET

BURGLARY - RESIDENTIAL (NO ONE HOME)

1/12/2024, 3:40 a.m. at 300 Block of S. REXFORD DRIVE

DUI ARREST

1/15/2024, 1 p.m. at 9200 Block of BEVERLY BLVD.

MOTOR VEHICLE THEFT

1/12/2024, 4:55 a.m. at 200 Block of S. GALE DRIVE

ROBBERY

1/17/2024, 4:27 p.m. at 100 Block of N. ALMONT DRIVE

THEFT - GRAND

1/19/2024, 3:32 p.m. at 300 Block of N. RODEO DRIVE

1/17/2024, 4:27 p.m. at 400 Block of N. RODEO DRIVE

1/12/2024, 2:33 p.m. at 300 Block of N. RODEO DRIVE

1/12/2024, 1:48 p.m. at 200 Block of N. RODEO DRIVE

THEFT - PETTY

1/22/2024, 1:45 p.m. at 200 Block of S. LE DOUX ROAD

1/20/2024, 2:17 p.m. at 9000 Block of WILSHIRE BLVD.

1/19/2024, 1:22 p.m. at 400 Block of S. DOHENY DRIVE

1/19/2024, 7:28 a.m. at 300 Block of N. CANON DRIVE

1/19/2024, 6:20 a.m. at 300 Block of N. CANON DRIVE

1/18/2024, 9:24 p.m. at 300 Block of N. BEVERLY DRIVE

1/17/2024, 5:30 p.m. at 9800 Block of HILLGREEN PLACE

1/14/2024, 12:29 p.m. at 300 Block of N. BEVERLY DRIVE

1/12/2024, 1:57 p.m. at 9600 Block of S. SANTA MONICA BLVD.

THEFT - PETTY (FROM VEHICLE)

1/18/2024, 6:33 a.m. at 300 Block of N. PALM DRIVE

1/13/2024, 4 p.m. at 8500 Block of CLIFTON WAY

VANDALISM

1/20/2024, 10:50 p.m. at 300 Block of S. REXFORD DRIVE

1/20/2024, 8 a.m. at N. SANTA MONICA BOULEVARD / FOOTHILL ROAD

1/14/2024, 2:30 p.m. at 400 Block of N. CRESCENT DRIVE

Public Notices

ORDINANCE NO. 24-O-2885

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGULATIONS RELATED TO OPEN AIR DINING AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA QUALITY ACT (CEQA)

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

Section 1. During the Covid-19 Pandemic, the City established a temporary program to ease open air dining regulations called "OpenBH", which expired on December 31, 2023. The City Council established two Ad Hoc Subcommittees with the intent to make changes to various processes and requirements related to open air dining. The Code Changes and Fees Subcommittee has held several meetings to discuss proposed changes to development standards for open air dining, which will help facilitate the establishment of open air dining by businesses in the City.

Section 2. On July 13, 2023, the Planning Commission held a duly noticed public hearing to discuss the proposed changes to open air dining regulations, after which it adopted Resolution No. 2031 recommending that the City Council amend the open air dining regulations, including changes to the development standards for open air dining configurations and the review process for open air dining approvals (collectively, the "Amendments"). On December 11, 2023, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 3. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City Council finds that adoption of the Amendments is exempt from CEQA pursuant to Section 15305 of Title 14 of the California Code of Regulations because the average slope of the City is less than 20 percent and the Amendments represent a minor alteration in land use limitations, as they are minor changes to existing development standards, and does not result in any changes in land use or density. In addition, the City Council finds that the adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This exemption is applicable because the Amendments do not authorize construction, and only makes minor changes to existing development standards that apply to a fully built-out area of the City (in the commercially zoned areas). Therefore, it can be seen with certainty that the Amendments have no potential to cause a significant effect on the environment.

Section 4. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Land Use (LU) Goal 12 – Business Districts Adjoining Residential Neighborhoods calls for land uses that enhance and maintain the long-term durability and stability of the community, as well as preserve the quality of life of residential areas. Similarly, General Plan LU Policy 2.1 – City Places: Neighborhoods, Districts, and Corridors encourages the maintenance of qualities that distinguish the City's unique residential and business areas, including aesthetics of commercial corridors. General Plan LU Policy 5.5 – Walkable Neighborhoods calls for the maintenance of sidewalks, parkways, and landscaping in the City to promote walking as an activity in the City. General Plan LU Policy 9.1 encourages a mix of uses that support the needs of residents, employees, and visitors. General Plan LU Policy 12.1 requires that commercial uses located near residential neighborhoods are managed to mitigate any potential adverse impacts to residents of the neighborhoods. General Plan LU Policy 15.2 calls for actions that will support key commercial and business industries in the City, including restaurant uses. Amending sections of the Beverly Hills Municipal Code to update the existing open air dining program regulations will help promote and support the health of local restaurant businesses, while also addressing and mitigating potential adverse impacts that could result from open air dining operations. In addition, the Amendments will further enhance the City's distinctive commercial districts, by encouraging a vibrant pedestrian atmosphere and experience, and will further support community-serving uses. For the foregoing reasons, the public interest, health, safety, morals, peace, comfort, convenience, or general welfare requires the code amendments. Further, the Amendments are consistent with the objectives, principles, and standards of the General Plan as set forth above.

Section 5. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding the term "Parklet" between the terms "Parking Space" and "Paving" to read as follows, with all other definitions in the section remaining unchanged:

"PARKLET: a structure or installation within which public street parking is converted into an outdoor dining area that serve an adjacent restaurant business. A parklet is typically located directly adjacent to vehicular traffic lanes on one side and the sidewalk or parkway areas on the other side."

Section 6. The City Council hereby amends Section 10-3-3501 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3501: OPEN AIR DINING PERMITS:

A. No open air dining use shall be established in the public right of way or on private property unless an open air dining permit is approved pursuant to this article, except that rooftop open air dining uses shall be approved pursuant to section 10-3-3107.5.

B. Parking shall be provided for all open air dining uses pursuant to the provisions of section 10-3-2730 of this chapter, unless otherwise prohibited by law.

C. An application for an open air dining permit shall be filed with the Community Development Department or the Public Works Department in a form prescribed by that department.

D. If approved, an open air dining permit shall be valid for a period of five (5) years and may be renewed for additional five (5) year periods (with no maximum number of renewals) on the same terms and conditions as set forth in the original approval.

E. The city council may establish by resolution fees for the review of such applications."

Section 7. The City Council hereby amends Section 10-3-3502 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3502: MINISTERIAL OPEN AIR DINING; REQUIREMENTS:

A. Any open air dining area proposed to be located in the public right of way or on private property, including those privately owned portions of the Robertson Boulevard sidewalk and excluding dining located in parklets, shall comply with all of the following requirements:

1. A minimum distance of not less than a six foot (6') wide pedestrian travel aisle shall be maintained on the public right of way at all times; to assure the required pedestrian travel aisle, all open air dining areas shall be set back a minimum of six feet (6') from the edge of the curb, any parklet located in the public right-of-way, and any fixed sidewalk obstruction including, without limitation, curb lines, tree wells, street trees, parking meters, water hydrants, light poles, utility equipment boxes, newspaper racks and bus benches.

2. The combination of open air dining on public and private property, excluding any dining located in a parklet, shall not exceed 50% of the interior gross square footage of the restaurant it serves.

3. If the open air dining is on private property, it must be located within the first 50' from the front and/or street side property line(s), but shall not preclude the use of interior building courtyards as defined in section 10-4-104 of this chapter for dining, and shall not be located less than 100' from residentially zoned properties.

4. Umbrellas located in the open air dining area shall provide a minimum seven and one-half foot (7.5') clearance from the ground to the lowest element of the umbrella canopy and shall be integrated into a railing or barrier. If a railing or barrier is not proposed, freestanding umbrellas may be permitted, and if permitted, shall provide an seven and one-half foot (7.5') clearance from the ground to the lowest element of the umbrella and be integrated into dining furniture. Umbrella canopies may project into the pedestrian path of travel provided a minimum ground clearance of 7.5' is provided, but no part of the umbrella base or any other part that could cause an obstruction to the pedestrian path of travel shall be allowed to extend beyond the open air dining area's permitted boundaries, and shall not be permitted to encroach into the pedestrian path of travel if there is a parklet adjacent to the open air dining area.

5. Portable heaters shall be located a minimum of three feet (3') from any combustible material and no part of any heaters shall be allowed to extend beyond the open air dining area's permitted boundaries.

6. Unless a permanent structure is approved pursuant to the permit, all fixtures in the public right-of-way must be stored out of public view during nonbusiness hours.

7. Open air dining areas with more than eight (8) chairs are required to provide a permanent barrier delin-

ing the usable open air dining area from the remaining area of the public right of way. Open air dining areas without a barrier delineating the usable open air dining area may not position chairs so that they are facing the façade of the building.

8. Areas used for outdoor dining shall not extend beyond the building frontage of the associated restaurant space.

9. The material and design of any open air dining elements, which include tables, chairs, umbrellas, heaters, landscaping, and barriers/railings, shall be reviewed and approved pursuant to section 10-3-3007 of this chapter prior to installation.

10. If located on publicly owned property, an encroachment permit allowing establishment of an open air dining area must be obtained from the Public Works Department in a form satisfactory to the city attorney.

11. Open air dining is only allowed on public property that is located in the Business Triangle, as defined in section 10-3-2703 of this chapter, or limited to South Beverly Drive, Wilshire Boulevard, Olympic Boulevard, Robertson Boulevard, San Vicente Boulevard, South Santa Monica Boulevard, and La Cienega Boulevard.

12. If the open air dining is located within a commercial-residential transition zone, it may not operate during "extended hours" as defined in 10-3-1951, except as otherwise authorized through the issuance of an Extended Hours Permit pursuant to section 10-3-1958 of this chapter.

13. The open air dining does not interfere with public utilities.

14. Areas used for open air dining in the public right-of-way, the privately owned portions of the Robertson Boulevard sidewalk, and private property shall comply with all applicable provisions of the building code, including, but not limited to, maintaining proper building egress and ingress at all times, observing maximum seating capacities, providing proper circulation, and providing appropriate access to persons with disabilities.

B. An annual rental fee shall be imposed on the use or operation of open air dining areas located in the public right of way. The rental fee schedule shall be set by resolution of the city council. In the event that a permit is suspended pursuant to section 10-3-3509 of this chapter, rental fees shall not be required to be paid during the period of suspension."

Section 8. The City Council hereby amends Section 10-3-3505 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3503: MINISTERIAL APPROVAL OF PARKLETS IN THE PUBLIC RIGHT OF WAY:

A. Parklets located in the public right-of-way shall comply with the City's adopted guidelines for parklets, as maintained by the Department of Public Works."

Section 9. The City Council hereby amends Section 10-3-3504 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3504: DISCRETIONARY OPEN AIR DINING PERMIT

A. Notwithstanding subsections A1, A2, A3, A8, and A11 of 10-3-3502, the Director of Community Development may issue a discretionary Open Air Dining Permit to deviate from the required standards, as follows:

1. The Director of Community Development may permit a pedestrian travel aisle of not less than five feet (5') due to site constraints through issuance of an Open Air Dining Permit, unless the open air dining area is adjacent to a parklet.

2. The Director of Community Development may permit the combination of open air dining on public and private property to exceed 50% of the gross square footage of the restaurant it serves.

3. The Director of Community Development may permit open air dining located on private property to be located more than 50' from the front and/or street side property lines, or to be located within 100' of residentially zoned property.

4. The Director of Community Development may permit areas used for outdoor dining to extend beyond the building frontage for the associated restaurant space, provided that the authorization, in a manner satisfactory to the Director, is provided from both the adjacent property owner(s) and the ground floor tenant(s) in front of which the open air dining area is located.

a. Any open air dining area approved pursuant to this subsection shall be removed, at full cost to the

CONTINUE TO PAGE 19>

Public Notices

restaurant owner, within 60 days from City notification that authorization from adjacent property owner/tenant is rescinded. Property owner/tenant is not required to provide a justification for rescinding their authorization approval. This subsection shall not be interpreted to restrict the ability of the City to require the open air dining area to be removed immediately in case of emergency circumstances upon reasonable notice from the City.

5. The Director of Community Development may permit open air dining on streets where open air dining is not otherwise allowed.

B. Required Findings for Discretionary Open Air Dining Permit. A discretionary open air dining permit shall be reviewed pursuant to the following findings and shall only be approved if all of the findings can be made:

1. The proposed open air dining use is consistent with the general plan and any specific plans adopted for the area.

2. The proposed open air dining use will not adversely affect existing and anticipated development in the vicinity and will promote the harmonious development of the area.

3. The nature, configuration, location, density, and manner of operation of any open air dining use proposed will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property.

4. The proposed open air dining use will not create any significant traffic impacts, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards and will not impede the safe and orderly flow of pedestrians along the public right of way.

5. The proposed open air dining use will not create any significantly adverse parking impacts as a result of employee or patron parking demands.

6. The proposed open air dining use will not create any significantly adverse impacts on neighboring properties as a result of:

- a. The accumulation of garbage, trash or other waste;
- b. Noise created by operation of the restaurant or by employees or visitors entering or exiting the restaurant;
- c. Light and glare; or
- d. Odors and noxious fumes.

7. The proposed open air dining use will not be detrimental to the public health, safety, or general welfare.

C. In approving an open air dining permit, the reviewing authority may impose such conditions as may be reasonably necessary to protect the public health, safety and general welfare, and to ensure that the proposed open air dining use is established and conducted in a manner which is consistent with this article and the development standards for the underlying commercial zone. The conditions imposed by the reviewing authority may include, but shall not be limited to:

- 1. The appropriate setback for the proposed open air dining use;
- 2. Pedestrian access and safety;
- 3. Parking requirements, to the extent allowed under law;
- 4. Barrier requirements;
- 5. The time limit on the permit."

Section 10. The City Council hereby amends Section 10-3-3505 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3505: REVIEWING AUTHORITY:

A. Ministerial Open Air Dining Approval: Open Air Dining that complies with the standards in section 10-3-3502 of this chapter.

B. Director-Level Reviews/Discretionary Review for Open Air Dining: Open air dining projects that do not meet the standards identified for ministerial review in section 10-3-3502 of this chapter, and requests to deviate from standards as permitted by section 10-3-3504 of this chapter, shall require review by the Director of Community Development. The Director of Public Works shall refer parklets that deviate from the adopted guidelines with regard to building materials and finishes to the Community Development Department for compliance with the architectural review process.

a. If, in the opinion of the director, an application merits review by the Planning Commission, the Director may refer such application to the Planning Commission and the Planning Commission shall serve as the reviewing authority and shall conduct a noticed public hearing regarding

the request. A public hearing shall be held by the planning commission on all applications for which it is the reviewing authority and public noticing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines. After issuance of any open air dining permit, the Director of Community Development will be able to review open air dining installations that are found to be problematic or operating in a manner not consistent with approvals.

C. Ministerial Parklet Approval: The Department of Public Works shall have the authority to issue approvals for parklets that comply with the adopted guidelines.

D. Director-Level Review/Discretionary Review for Parklets: Parklets that do not comply with adopted guidelines and propose to deviate from the guidelines shall be subject to approval by the Director of Public Works. If the parklet proposes to deviate from the guidelines with regard to building materials and finishes or aesthetics and signage, the Director of Public Works may refer this review to the Community Development Department for architectural review.

E. Notwithstanding the provisions of this section, if the application for an open air dining permit accompanies an application for any other type of discretionary approval from the planning commission or city council for the same site area, the planning commission or city council, as appropriate, shall be the reviewing authority for the application and shall conduct a noticed public hearing regarding the request."

Section 11. The City Council hereby amends Section 10-3-3506 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3506: BONDING AND INSURANCE:

Upon issuance pursuant to this article of an open air dining permit for a dining area in the public right of way, the permittee shall post and at all times while the permit is in existence, maintain a security bond and insurance.

A. The amount and form of the bond shall be designated by the reviewing authority at the time of approval of the open air dining permit, and shall be in an amount which is determined to be sufficient for removal of the open air dining area in the event the permittee fails to comply with the conditions of the permit. The form and content of the bond shall be satisfactory to the city attorney. The bond may be waived where it is determined that the potential for any injury to the city from the existence of the open air dining area is minimal. Any security bond required by this section may be cash, or cash equivalent security approved by the city attorney and the risk manager, or a bond in accordance with title 3, chapter 4 of this code.

B. The amount of insurance shall be designated by the city risk manager at the time of approval of the open air dining permit, and shall be in an amount which is determined to be sufficient to adequately protect the city, persons, and property from injuries or damages which may be caused by the use or operation of the open air dining area authorized by the permit. Insurance which is required under this section shall comply with the provisions of title 3, chapter 4 of this code."

Section 12. The City Council hereby amends Section 10-3-3507 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3507: DECISION AND APPEALS:

Any decision of the director pursuant to this article may be appealed to the planning commission in a manner consistent with the procedures set forth in title 1, chapter 4, article 1 of this code. Any decision of the planning commission regarding an open air dining permit may appeal the decision to the city council in the manner provided by title 1, chapter 4, article 1 of this code."

Section 13. The City Council hereby amends Section 10-3-3508 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3508: SUSPENSION AND REVOCATION OF OPEN AIR DINING PERMIT:

If the Director of Community Development or Director of Public Works, determines that evidence support grounds for revocation or suspension of an open air dining permit, including a permit for dining in a parklet, and the Director(s) believes that such evidence is adequate to support revocation or suspension, then the Director may initiate a revocation or suspension proceeding.

The Director of Community Development or Director of Public Works, may revoke or suspend the open air dining permit if the Director(s) determines that:

A. The permittee has violated any condition imposed on the permit approval, or violated any provision of this code that governs, in whole or in part, the activity for which the permit was granted or the land on which it is located; or

B. The permit was obtained in a fraudulent manner; or
C. The operation of the open air dining use constitutes or creates a nuisance; or

D. The operation of the open air dining use violates any provision of article 19.5 of this chapter."

Section 14. The City Council hereby amends subsection B of Section 10-3-2730 of Article 27 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other subsections remaining unchanged:

"B. The aggregate amount of required parking space for each type of use shall be not less than the following:

Type Of Use	Required Spaces
1. Hotels	1 space per rentable room or unit
2. Theaters, auditoriums, and public assembly areas with fixed seats, including, but not limited to, churches and schools above the elementary level	1 space per 4 seats
3. Elementary schools and childcare uses other than family daycare homes	1 space per classroom
4. Public assembly areas without fixed seats	1 space per 28 square feet of such area
5. Eating and bar facilities located in the Business Triangle	1 space per 350 square feet of floor area
6. Eating and bar facilities located outside the Business Triangle that are less than 3,000 square feet	1 space per 350 square feet of floor area
7. Open air dining on public property and on privately owned portions of the Robertson Boulevard sidewalk	No additional parking required
8. Open air dining on private property	No additional parking required
9. Eating and bar facilities not governed by subsections B5 through B7 of this section	1 space per 350 square feet of floor area for the first 3,000 square feet of such area and 1 space per 100 square feet of floor area in excess of 3,000 square feet. However, 25 percent of the spaces required to be provided for a building or structure by subsections B1 and B10 of this section may also be applied toward the requirements of this subsection
10. Commercial uses not otherwise specified in this section	1 space per 350 square feet of floor area
11. Medical offices as defined in section 10-3-100 of this chapter, including all areas devoted to administrative or reception purposes	1 space per 350 square feet of floor area; provided buildings constructed before December 6, 1989, that received building permits before December 16, 2005, to restripe parking areas to increase the number of parking spaces and permit additional medical floor area in the building, shall maintain on site free validated valet parking for all medical patrons and maintain posted signage in the parking garage and in or adjacent to all medical offices indicating the availability of free validated valet parking for medical office patrons as required by the zoning code at the time such projects were permitted. Any building area converted to medical use on or after December 16, 2005, which relies on a valid restripe permit shall also comply with the above requirements.
12. Manufacturing uses	1 space per 500 square feet of floor area
13. Warehouse uses	1 space per 1,500 square feet of floor area
14. Exercise club	1 space per 100 square feet of floor area
15. Private training centers	For private training centers located in the Business Triangle: 1 space per 350 square feet of floor area for private training centers with up to 3,000 square feet of floor area. 1 space per 200 square feet of floor area beyond 3,000 square feet. For private training centers located outside the Business Triangle: 1 space per 200 square feet of floor area.
	For all private training centers: Provided, however, that if a private training center of more than 3,000 square feet of floor area is located in a building which has at least 1 parking space per 350 square feet of floor area, then the planning commission, as part of the issuance of a conditional use permit, may reduce the amount of required parking for a private training center to an amount no less than 1 parking space per 350 square feet of floor area. The planning commission shall not, however, approve any reduction in the required parking unless the planning commission determines that such reduction will not unreasonably burden the parking supply of the building.

CONTINUE TO PAGE 20 >

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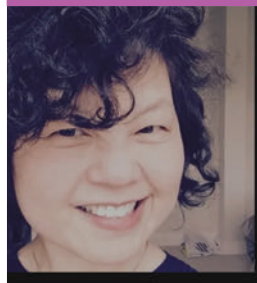
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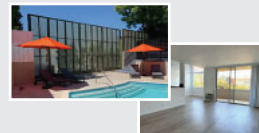
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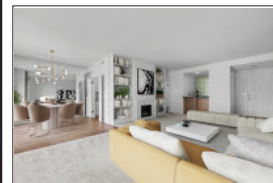
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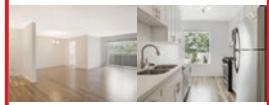
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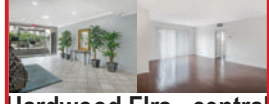
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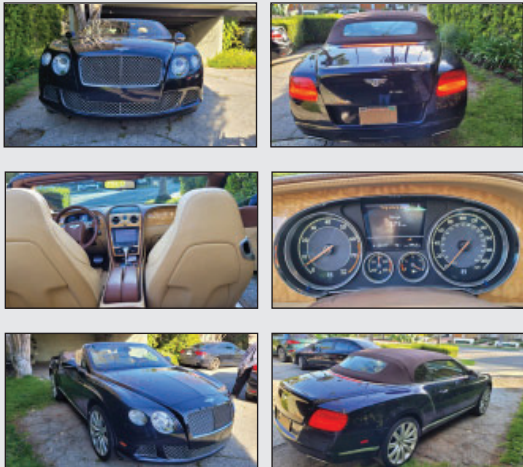
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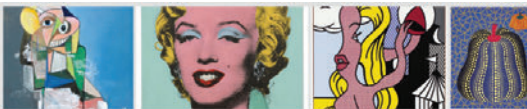
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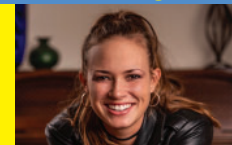
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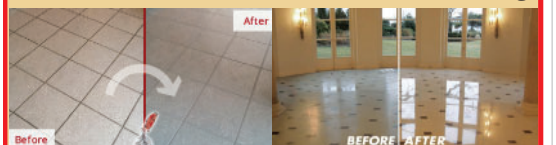
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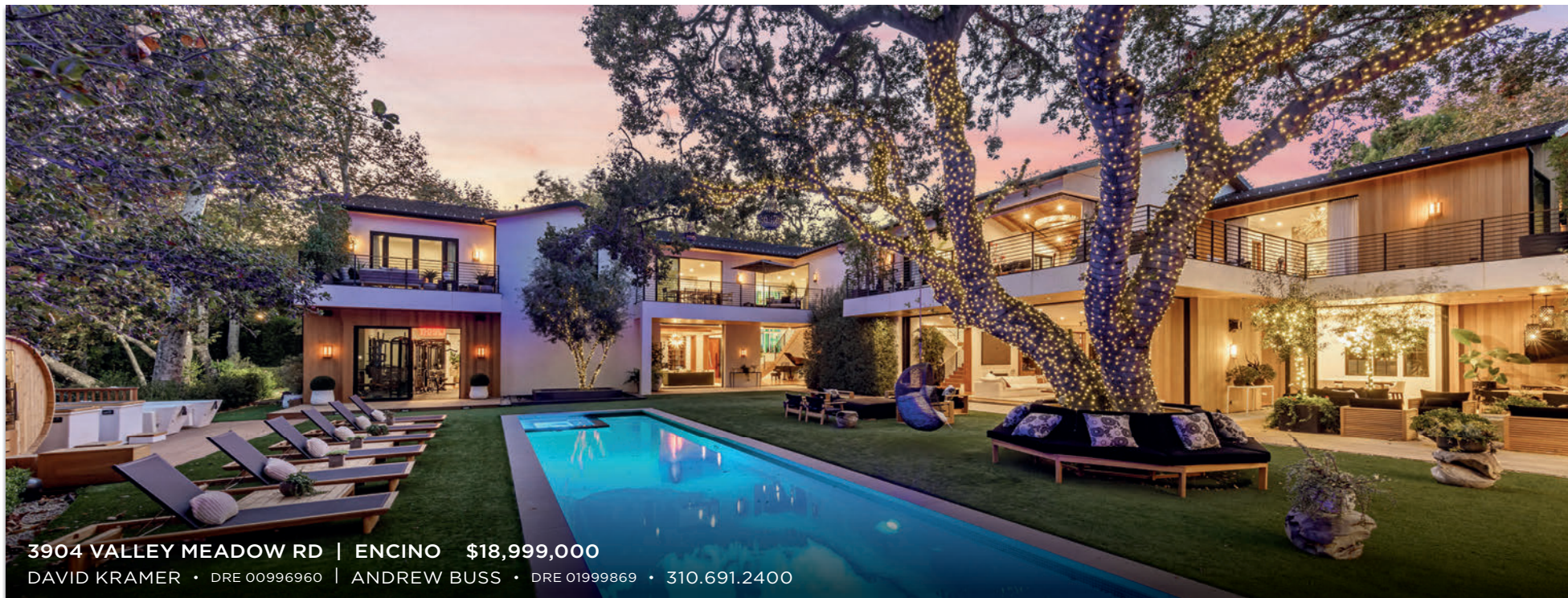
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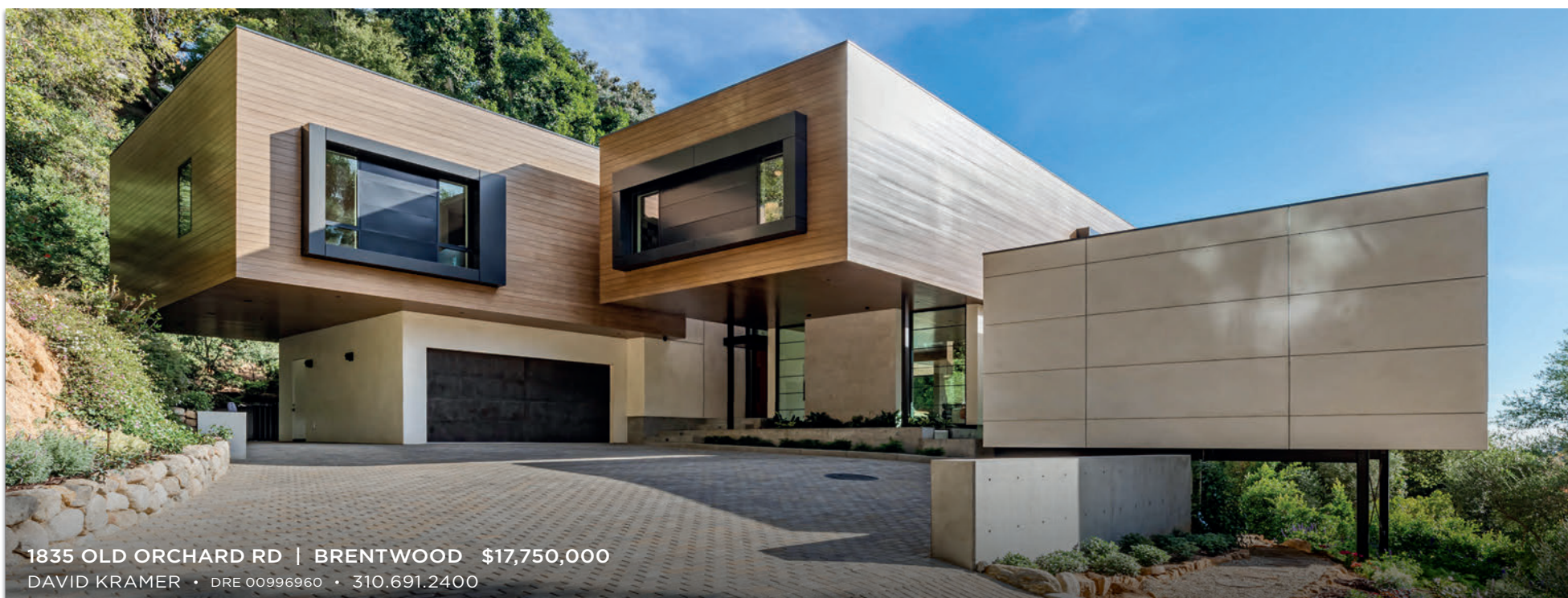
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