

IN THIS ISSUE

BHPD Officer Earns First Place Award in Motor Officer Skills Competition 4



Beverly Hills Celebrates Nowruz, the Persian New Year 6



'Remembering Gene Wilder'—Unforgettable 8



Courier Calendar 2

News 4

Community 6

Arts and Entertainment 8

Police Blotter 13

Birthdays 14

Fun and Games 17

Public Notices 18

Classifieds 21

THE WEATHER, BEVERLY HILLS CA

☀️ Friday	70° 53°
☁️ Saturday	63° 50°
☀️ Sunday	64° 49°
☀️ Monday	64° 50°
☀️ Tuesday	67° 51°
☀️ Wednesday	68° 53°
☀️ Thursday	68° 53°

State to Approve the Beverly Hills Housing Element

BY CLARA HARTER

The state of California is ready to approve Beverly Hills' Housing Element, which will ensure the city retains control over local zoning and put an end to a three-year struggle to meet Sacramento's ambitious housing demands.

On March 18 the California Department of Housing and Community Development

(HCD) informed the city that its latest version of the Housing Element—a plan to create capacity for 3,100 new housing units by 2029—requires no further changes.

Council unanimously adopted this version during its Regular Meeting that evening, and the document will now be sent back to HCD for final certification.

"HCD is pleased to find the revised See HOUSING ELEMENT, page 16



Mayor Dr. Gold and members of the City Council stand at the Nowruz table, which will be on display at City Hall through the end of March. See story on pg. 6.

Beverly Hills Thanks Dr. Gold for His 13 Years of Service

BY CLARA HARTER

The Beverly Hills City Council Meeting of March 18 marked the end of an era, as two long-serving members, Mayor Dr. Julian Gold and Councilmember Lili Bosse, bade farewell. Both received considerable public acclaim at the meeting, in recognition of years of public service. In this two-part series, the Courier will look back at the significant accomplishments of two of the city's most consequential officials.

Mayor Dr. Julian Gold is many things—a leader, an anesthesiologist, a problem solver, a future-minded thinker, a shrewd financial planner, an avid sports fan, a proud grandfather, and perhaps above all, a devoted member of the Beverly Hills community.

Summarizing his contributions to the



Mayor Dr. Julian Gold

city over his seven years as a commissioner, 13 on City Council, and three terms as mayor is a task too large to complete in a single article. However, when asked to See DR. GOLD, page 15

Planning Commission Approves O'Gara Renovations

BY JOEY WALDINGER

The Beverly Hills Planning Commission voted 4-1 on March 14 to approve an amended conditional use permit for luxury car dealership O'Gara Coach Company to turn its vehicle storage facility at 8955 Olympic Boulevard into a new showroom.

According to a draft resolution, O'Gara Coach plans to reconfigure the interior layout, remove an existing mezzanine, renovate and restripe the parking lot, construct a new driveway from Olympic Boulevard to the parking lot, install planters and other landscaping features around the parking lot, and relocate a bus stop further west along Olympic Boulevard.

Attorney Murray D. Fischer, who represented O'Gara Coach, said that representatives had previously submitted more "grandiose" plans to construct a second story before scaling back the current proposal.

"We are now bringing the building back to its original height with the changes to the front facade ... to make it more pedestrian oriented and to better fit within the character of the street," Fischer said.

Vehicles will be lightly serviced at the Olympic location, though more extensive See PLANNING COMMISSION, page 16

BHPD Arrests Theft Suspect

BY JOEY WALDINGER

Beverly Hills Police Department officers arrested a 29-year-old man on March 15 for charges including grand theft and attempted assault after he allegedly stole merchandise from Yves Saint Laurent, 469 N. Rodeo Drive, and used a knife to resist arrest, Lt. Andrew Myers told the Beverly Hills Courier.

The alleged theft occurred at approximately 11:15 a.m., and after BHPD received a delayed report at approximately 11:40 a.m., virtual patrol officers and a drone pilot tracked the suspect, Ruben Sandoval, of Paramount, as he boarded a Metro bus and exited near Santa Monica and Beverly Glen boulevards in Los Angeles.

However, "when police attempted to contact him a separate incident occurred," See BHPD, page 16

Courier Calendar

NOW - MARCH 30
THE FOUNTAIN THEATRE:
“FATHERLAND”
THURS.-SAT., MON. 8 P.M.
SUN. 2 P.M., 7 P.M.

The Fountain Theatre presents the world premiere of “Fatherland,” a new work of verbatim theater conceived and directed by Fountain artistic director Stephen Sachs. A 19-year-old son faces the hardest day in his life when he testifies in federal court against his father after informing on him to the FBI. The first defendant to stand trial for the Jan. 6 insurrection at the Capitol, Guy Reffitt, was found guilty on five criminal counts and sentenced to 7¼ years in prison. His sentence was based in part on emotional testimony by his son. Tickets range from \$25-\$45 with pay-what-you-want seating available at Monday performances. The theatre is located at 5060 Fountain Ave., Los Angeles.

fountaintheatre.com

NOW - MARCH 31
THE EL CAPITAN THEATRE: “LUCA”
MON.-THURS. 1 P.M., 4 P.M., 7 P.M.
FRI.-SUN. 10 A.M., 1 P.M., 4 P.M., 7 P.M.
Disney and Pixar’s “Luca” returns to the El Capitan Theatre in an event from March 22 to March 31. Set in a beautiful seaside town on the Italian Riviera, “Luca” is a coming-of-age story about one young boy experiencing an unforgettable summer filled with gelato, pasta and endless scooter rides. Luca shares these adventures with his newfound best friend, Alberto, but all the fun is threatened by a deeply-held

secret: they are sea monsters from another world just below the water’s surface. A special fan screening event is on March 22 at 7 p.m. Each attendee will receive popcorn, a beverage and an event credential with their ticket. Tickets for this event are \$22. Standard tickets are \$12. The El Capitan is located at 6838 Hollywood Blvd., Los Angeles. elcapitantheatre.com

NOW - APRIL 7
THE BROAD: “DESIRE, KNOWLEDGE, AND HOPE (WITH SMOG)”
TUES.-WED., FRI. 11 A.M.-5 P.M.
THURS. 11 A.M.-8 P.M.
SAT.-SUN. 10 A.M.-6 P.M.
The Broad presents “Desire, Knowledge, and Hope (with Smog),” an exhibition drawn entirely from the Broad collection, showcasing works by Los Angeles-based artists. The exhibition includes reflections on L.A. as a city in flux, and on societal issues that extend far beyond it. The exhibition includes the work of 21 artists across varying generations who were raised in the Los Angeles area, such as Doug Aitken and Lari Pittman, or relocated to the city, including Catherine Opie and Mike Kelley. Including works made from 1960 to 2023 that span the mediums of abstract or photorealistic painting, photography, sculpture and political signage, the exhibition contains fragments, attitudes, and everyday experiences absorbed and worked through in Los Angeles that reflect back on our collective present moment, and invoke alternate histories, states of mind, and futures. The presentation

highlights over 60 artworks—most of which will be on view at the museum for the first time—exhibiting artists in the Broad collection whose work makes some of the city’s integral contributions to contemporary art internationally, and revealing dialogues between local artists of different generations. Even works not explicitly about Los Angeles reveal a gap between the allure and the reality of life in the city, where a sense of phantasmagoric projection contrasts against much harder, concrete realities. Admission to this exhibit is free and advanced reservations are encouraged. The Broad is located at 221 S. Grand Ave., Los Angeles. thebroad.org

NOW - APRIL 7
ROGUE MACHINE THEATRE:
“THE BIRTHDAY PARTY: A THEATRICAL CATASTROPHE”
FRI.-SUN. 5 P.M.
MON. 8 P.M.
Rogue Machine Theatre presents the world premiere of “The Birthday Party: A Theatrical Catastrophe” written and performed by Nick Ullett and directed by Lisa James. In 2014, the Geffen Playhouse decided to produce Harold Pinter’s first great play “The Birthday Party.” They assembled a star-studded cast and an Oscar-winning director. Ticket sales were through the roof. Expectation for the production was high. What ended up happening is unbelievable, outrageous - and totally true. Hear all the backstage secrets from an actor who was part of that cast - and a witness to the entire theatrical

disaster. Runtime is 60 minutes with no intermission. Tickets range from \$20-\$35. The Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles. roguemachinetheatre.org

NOW - APRIL 27
THEATRE 40: “INTO THE BREECHES!”
2 P.M., 7:30 P.M.
Theatre 40 presents “Into the Breeches!” Set in World War II, the women of a community playhouse decide to produce their own Shakespeare production while their men are away at war. The production was written by George Brant and directed by Louis Fantasia. The venue for the show is Theatre 40, 241 S. Moreno Dr., Beverly Hills. Tickets are \$35. Ample free parking is available. A full schedule is available online. theatre40.org

MARCH 23
THE WALLIS: TAKE 6
7:30 P.M.
The Wallis presents a show from Take 6, which will introduce a preview of their brand new recording. It celebrates their new 2024 partnerships in Music Cares with St. Jude Children’s Research Hospital, and more. The group has won 10 Grammy awards, 10 Dove awards, a Soul Train Award, and they are members of the Gospel Music Hall of Fame. This musical collaboration has six virtuosic voices united in harmony, against a backdrop of syncopated rhythms, innovative arrangements and funky grooves that bubble into a brew of gospel, jazz, R&B and pop. Tickets range from \$59 to \$99. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. thewallis.org

APRIL 10
“INNOVATE BEVERLY HILLS”
4:30 P.M.-8:30 P.M.
The Beverly Hills Chamber of Commerce will host “Innovate Beverly Hills” at the Wallis Annenberg Center for the Performing Arts. This year, the focus will revolve around the theme “Global Games, Local Gains” highlighting the innovation strategies of neighboring cities in anticipation of upcoming sports events in Southern California. The Chamber will host a special guest speaker, Scott Sonnenberg, Chief Commercial Officer with L.A. Clippers, who will discuss the creation of the groundbreaking Intuit Dome, set to redefine basketball stadium standards worldwide. The event will also feature Cedars-Sinai Physician, Bert R. Mandelbaum, expert in the field of sports medicine. Tickets are \$60-\$85 for members and \$80-\$120 for non-members. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills. members.beverlyhillschamber.com



Photo by Jenny Graham

Anna Khaja, Patrick Keleher, Ron Bottitta and Larry Poindexter in “Fatherland” at the Fountain Theatre until March 30



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BHPD Officer Earns First Place Award in Motor Officer Skills Competition



Officer Guzman with his First Place award

On March 16, some 30 Motor Officers from various law enforcement agencies including the Beverly Hills Police Department gathered for the Motor Officer Skills Competition in Bakersfield. The competition is designed to foster training and safety among Police Motorcycle Officers. It also serves as a platform for supporting organizations dedicated to law enforcement officers and their families through charitable donations.

Officers competed in a challenging

course that required precise maneuvering to navigate without error. Participants demonstrated their expertise on various motorcycle models, such as the BMW 1200RT-P and Harley Davidson Police Electra Glides. Awards were given in both the Harley Davidson and BMW categories.

BHPD Officer Guzman clinched a first place win in the BMW Metric Division, demonstrating an impressive achievement amidst strong competition. ●

Council Hears Update on Unhoused Services

The City Council heard an update on its partnership with the nonprofit organization, "Step Up on Second" during its March 18 Regular Meeting. The nonprofit supports and offers rehabilitation to those experiencing homelessness and mental health issues.

The partnership began under the direction of the city's Unhoused Services Ad Hoc Committee, and helps place unhoused individuals into 30 permanent supportive housing units, consisting of community-based apartment units owned by independent landlords, scattered across Los Angeles County. Additionally, the program allows for up to 280 nights of interim housing each year, to place individuals into motels for temporary housing, pending the availability of permanent supportive units.

Since the launch of the supportive housing program in November 2023, 14 of the 30 permanent supportive units have been occupied. Placed tenants have already begun taking community college courses and are learning to cook and work toward independent living.

"It's remarkable that we have housed

as many people as we've housed in such a short period of time," said Mayor Dr. Julian Gold. "It's even more remarkable that we've sent so many people back to their families. This is only the beginning of what we are going to see with our new community public health program and I think the world will emulate us."

Placed individuals are required to see a Step Up Housing Case Management staff member at least once a week to help them work toward independent living and address mental health concerns.

The organization currently has contracts with the Los Angeles County Department of Mental Health that offers additional support such as therapy, psychiatry, nursing and more.

For additional information about the program, visit beverlyhills.org/homeless-services. ●

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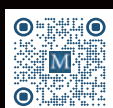
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BHHS Students Recognized by Mayor and City Council



Beverly Hills High School Students led the Pledge of Allegiance at the March 18 City Council meeting. The students were recognized by Mayor Dr. Julian Gold and the City Council for their recent awards. Pictured (from left): Colby Gilardian (Gold, 1st Place, SkillsUSA Video News Production), Perry Gilardian (Silver, 2nd Place SkillsUSA Video News Production), Jason Maybaum (Gold, 1st Place, SkillsUSA Video News Production), Dr. Michael Bregy, Bradyn Prisand (1st Place in the Regional Shakespeare Competition), Nora Nikfarjam (Gold, 1st Place, SkillsUSA Video News Production) and Chloe Emrani (Silver, 2nd Place SkillsUSA Video News Production).

WIZO Holds Walk for Israel



Photo by Lisa Friedman Bloch

WIZO marchers assembled at Beverly Hills City Hall on March 21.

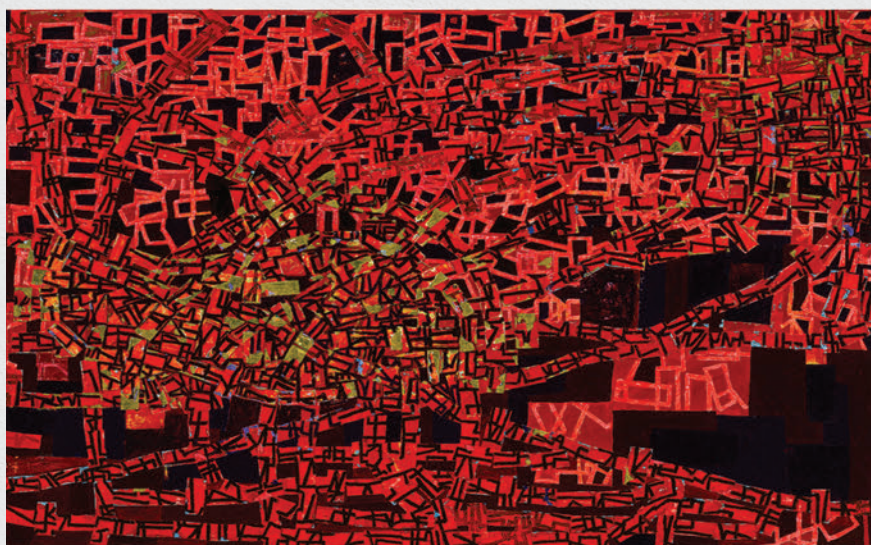
BY ANA FIGUEROA

WIZO (The Women's International Zionist Organization) California hosted a "Walk for Israel" on March 21 led by Councilmembers Lili Bosse and Sharona Nazarian. Approximately 70 participants took part in the march, which

began at City Hall and then proceeded to Beverly Gardens Park, down Beverly Drive and then back to City Hall.

Organizers noted that 167 days have gone by since the brutal attacks in Israel by Hamas.

See WIZO, page 12



Rick Lowe

Untitled #071421, 2021

Acrylic and paper collage on canvas
60 x 84 inches

Collection of East West Bank.


© Rick Lowe Studio. Image courtesy of the artist and 2023 Christie's Images Limited.

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Beverly Hills Celebrates Nowruz, the Persian New Year



Photo by Gidas Peteris

Roxy Pernia performed at the Rotary Club of Beverly Hills in honor of Nowruz.

BY ASHLEY ASHERIAN AFTALION AND AMANDA COSCARELLI

Americans celebrated Nowruz, a 13-day Persian New Year festival that recognizes the start of the Iranian Solar Hijri calendar. The holiday, which falls on the spring equinox, celebrates new life, rejuvenation, nature and

The first day of spring launched a new season this week, and it also marked a new year for many in Beverly Hills. On March 19, Persian

See NOWRUZ, page 16

Conviction, Perseverance and Passion Highlighted at Second Annual Women Who Shine Gala



Photo by Eric Licas

Erin Ross addresses attendees at the Women Who Shine Gala on March 20.

BY ERIC LICAS

Jamie Kern Lima poured countless hours and practically all the money she had to spare into the development of her own line of cosmetics. It seemed like her big break was on the horizon after she lined up a meeting with a major investment group and put on a presentation that wowed them.

But even though the investors admitted

that they were impressed, they ultimately declined to back her. She asked why, and after a few moments of silence the lead representative of the firm told said “I just don’t think women will buy makeup from someone who looks like you because of your body and your weight,” she recalled.

In that moment, a lifetime of insecurities flooded her mind. But at the same time,

See GALA, page 12



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Beverly Hills Women’s Club Celebrates Women’s History Month



The Beverly Hills Women’s Club honored (from left): Rita Kevorkian, Councilmember Sharona Nazarian and Sarah Kaber at its March 19 luncheon.

The Beverly Hills Women’s Club celebrated Women’s History Month with a luncheon March 19th at the club’s historic Gable & Wyant clubhouse on Chevy Chase Drive. Leading ladies from the club’s founding in 1916 were remembered and “Women Making History, Today!” were recognized. Honorees included: Councilmember Sharona Nazarian, the first Iranian American Woman to serve on the Beverly Hills City Council, Sarah Kaber, the soon to be first principal of the about to

be reopened El Rodeo Elementary (current principal at Hawthorne Elementary) and Rita Kevorkian, 40-year Beverly Hills business proprietor (Beverly Cleaners). Founding members of the Beverly Hills Women’s Club were remembered for the key roles they played in the development of the Beverly Hills Women’s Club and the City of Beverly Hills itself. Founding club member Lilian Wellborn Green (1875-1957) was the wife

See BEVERLY HILLS WOMEN’S CLUB, page 12



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‘Remembering Gene Wilder’—Unforgettable



Gene Wilder as Willy Wonka



“Young Frankenstein”



“The Producers”

All photos are courtesy of Kino Lorber

BY NEELY SWANSON

Celebrating an actor whose face could express infectious innocence as well as diabolical mischief, director Ron Frank and writer Glenn Kirschbaum have given us entree into the world of Gene Wilder by Gene Wilder himself, because it is his voice we hear throughout the film. Wilder’s self-narrated audiobook, “Kiss Me Like a Stranger: My Search for Love and Art,” is the base of the film, enhanced by archival interview footage and the recollections of friends, family and collaborators like Mel Brooks, Alan Alda, Carol Kane and Rain Pryor, daughter of Richard, next to Mel Brooks, one of Wilder’s most important film partners. And all of it is underscored by a treasure trove of clips from his many delightful films. This is Gene Wilder by Gene Wilder and what a warm and insightful story it is.

Raised in Milwaukee, this scrawny young man with the uncontrollable frizz on top realized that Jerome Silberman didn’t have much of a ring to it, so he rechristened himself Gene Wilder and, immediately after graduating college, struck out for New York, first finding small roles in television.

Kismet originally arrived in the shape of a small role, one where he felt very miscast, in a starry Broadway production of Bertolt Brecht’s “Mother Courage and Her Children,” a play that would close after 52 performances. But leading that cast was



Gene Wilder, Richard Pryor and Rain Pryor



Gene Wilder



Gene Wilder and Karen Boyer Wilder

Anne Bancroft and she saw something in Wilder that she would pass on to her future husband, Mel Brooks. Brooks was writing his first film script, originally called “Springtime for Hitler,” and was agonizing over who he could find to play the neurotic accountant, Leo Bloom. The part, veering from naive innocence to deeply disturbed psychosis needed a believability factor that escaped most actors. He already knew who would play Max Bialystock, Zero Mostel, but who could possibly withstand the hurricane force of Mostel and still retain credibility? On Bancroft’s recommendation, Brooks came to see Wilder in the play and was instantly convinced.

Things move slowly in Hollywood and this was 1963, a full three years before there would be an actual production of what would become “The Producers.” Mel Brooks speaks extensively about what he saw in Wilder from the beginning and how Wilder understood the character of Bloom even better than he did. Watching some of his work in that film shows exactly why it was, as they say, a match made in heaven. But it wasn’t just Brooks who saw Wilder’s possibilities, it was also Zero Mostel, a famous problem child who had casting approval. He was in love with

Wilder from the very first moment they read together and the rest is history. But the history has a few bumps in the road, including legendary Joseph E. Levine, the notorious vulgarian with impeccable taste in material. When shown dailies of Wilder’s work, Levine told Brooks to fire him. It wasn’t that Wilder wasn’t funny; he was. It was that he wasn’t handsome or a famous name. He insisted that a star was necessary. So Brooks did what he would subsequently do on all his other films. He promised to fire him and then ignored the command. Brooks and Bancroft added Wilder to their list of close family friends, something they would be forever after.

But before “The Producers” reached the screens he was seen in a movie that caught the zeitgeist of the time, “Bonnie and Clyde.” In the small role of an undertaker whose car is stolen by the famous duo, he made an indelible impression. Viewing a snippet of his performance underscores the statement by Arthur Penn, the director, when he admitted that he had never envisioned the role played the way Wilder played it and yet it was better, deeper and infused with humor that Penn hadn’t anticipated.

Wilder was on his way and when he was offered the role of Willy Wonka in “Willy

Wonka & the Chocolate Factory” after a single line read, he happily jumped at it. Peter Ostrum, the boy chosen to play Charlie, recounts how incredibly helpful and generous Wilder was toward him, a true father figure. It was a surprising flop at the box office because parents were offended by its dark view. It has since become a cultural touchstone by the now grown children whose parents would not let them see it at the time.

Unafraid of a challenge, he next took a role in Woody Allen’s “Everything You Always Wanted to Know About Sex But Were Afraid to Ask.” For the chapter Allen had in mind, he needed an actor who could sell sincerity and believability in something that defied credulity. And that role was of a doctor who falls in love with a sheep. It’s hard to describe if you’ve never seen it, but I did see it and I still find it hard to describe. The one thing you can say about this incredibly tasteless vignette is that Wilder is totally believable and it still makes me smile to remember him in bed with that sheep. The combination of two box office flops didn’t do his career a lot of good until Kismet struck again.

Mel Brooks was just beginning production of “Blazing Saddles,” a comic western. The final piece to his casting puzzle was the all-important role of the Waco Kid, the drunk counterpoint to the Black Sheriff played by Cleavon Little. Gig Young, a veteran of stage and screen comedies and dramas, as well as a fair share of westerns, was a gamble. A renowned alcoholic who had been fired from many productions, Young and his agents swore he was two years sober and all his difficulties were behind him. Ready for his first scene, Young’s stomach and everything else seemed to explode and he had to be rushed to the hospital. He was still in the throes of his very active alcoholism and was suffering from DTs (delirium tremens). Asking the physician whether Young could return to work, he replied, “Yes. In three or four months.” Horrified, Brooks recalled that they were to begin formal production in three days and he was now without a co-lead. But Brooks had a go-to position and that was his good friend Gene Wilder. With no preparation, Wilder took the role of the Waco Kid and, once again, made the unbelievable believable and also incredibly funny. Their collaboration would continue with “Young Frankenstein,” based on an idea of Wilder’s with a script co-written with Brooks.

There are so many movies, some good, some not so good, but always inventive. His other enduring screen partnership was the

one with Richard Pryor. Pryor’s daughter Rain comments on how important that screen partnership with Wilder was for her father’s career. On screen they had incredible chemistry and although this partnership did not translate to a friendship off screen it was a very important relationship for them both.

Frank and Kirschbaum are very inclusive when it comes to Wilder’s filmography but also in terms of his personal bonds, not just with Brooks and Pryor, but also with his two significant romantic relationships. Most famously, he was married to Gilda Radner. It was an interesting and volatile love affair that ended too soon when she died of ovarian cancer. His marriage to Karen Boyer was his enduring love; their meeting reflects the care and thoughtfulness he brought to all aspects of his life. While conducting research for the next movie he would write for himself and Richard Pryor, “See No Evil, Hear No Evil,” Wilder contacted the Braille Institute about how Pryor’s blind character would behave in various situations. He also sought out an expert on the hearing impaired for the character he would play. It was important to be funny but not offensive. That expert was Karen Boyer. Gradually their relationship became more than just professional and it grew into a deep and lasting love, one that lasted for the rest of Wilder’s life. There were many good times and they shared almost everything. Karen was with him when his memory started to fail and she was with him when he was diagnosed with Alzheimer’s. She was there for him until the very end as the two of them brought attention to this devastating disease that affects not just the patient but also friends and family.

I must confess that although I have appreciated Wilder’s acting in the past, I was missing a, rather the key element to all his performances whether in a good movie or a not so good one, of which he wrote many. As discussed with his friends, from Alan Alda to Brooks to several of his directors, he was believable even when the scene wasn’t. He was funny without going for the easy laugh. He was, in short, an actor’s actor and a mensch. Gene Wilder was unique and Frank and Kirschbaum lay that out loudly and clearly. That Karen Boyer Wilder gives us a very personal view of a man of depth and character is icing on a rich and nourishing cake.

Don’t miss this one.

Opening March 22 at the Laemmle Royal. ●



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, April 16, 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 TO AMEND THE BEVERLY HILLS MUNICIPAL CODE AND ZONING MAP: CLARIFYING, ADDING, OR CORRECTING LANGUAGE RELATED TO HILLSIDE R-1 PERMIT REQUESTS FOR A SERIES OF WALLS; STATE LAW REQUIREMENTS FOR FAMILY DAYCARE HOMES AND DENSITY BONUS; RELIGIOUS INSTITUTIONS; NOTIFICATION REQUIREMENTS FOR ADJACENT NEIGHBOR MAILED NOTICE AND THE VIEW RESTORATION PROCESS; MULTIFAMILY GUEST PARKING STANDARDS; NEW CODE GRAPHICS ILLUSTRATING EXISTING STANDARDS FOR ACCESSORY STRUCTURE HEIGHT PLANE AND SERIES OF WALLS; REMOVAL OF EXPIRED STANDARDS FOR PET BOARDING FACILITIES; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed ordinance is intended to improve clarity, eliminate confusion, and streamline regulations of the Beverly Hills Municipal Code (BHMC), and to address certain changes in state law. On March 14, 2024, by a unanimous vote (5-0), the Planning Commission of the City of Beverly Hills adopted a resolution recommending that the City Council approve the proposed ordinance. The amendments in the ordinance would affect topics, including, but not limited to:

- **Series of Walls - Hillside R-1 Permit** – correct omitted reference to the Hillside R-1 process for series of walls (BHMC §10-3-2516 F);
- **Family Daycare Homes**
 - o Comply with Senate Bill 234 (Skinner) by acknowledging state-licensed family daycare homes as permitted residential uses; modify permitted uses tables (BHMC §10-3-302; -401, -501, -601, -701, -801, -901, -1001, -1101);
 - o Remove public noticing, standards, and discretion for large family daycare homes (BHMC §10-3-253B; §10-3-408, -503, -702, -803, -902, -1002, -1103);
 - o Exempt family daycare homes from business tax registration requirements (BHMC §3-1-202);
 - o Update related definitions to reflect and implement requirements of Government Code Section 1596.78 (BHMC §10-3-100);
- **Religious Institutions**
 - o Revise terms to “Religious Institutions” throughout the BHMC for inclusivity and clarity of permitted uses (miscellaneous sections in Titles 4, 5, and 10);
 - o Amend Zoning Map to retitle the Church Zone as “Religious Institution Zone” (Zoning Map);
- **Adjacent Neighbor Noticing**
 - o Specify 100-foot radius requirement for adjacent neighbor noticing (§10-3-253 A);
 - o Remove adjacent neighbor noticing requirement for view restoration to follow City’s historic noticing practice (BHMC §10-3-253 B);
- **Multi-Family Guest Parking** - harmonize conflicting guest parking requirements for multi-family developments (BHMC §10-3-2817 and §10-3-2739);
- **New Code Graphics** – add graphics to the Zoning Code for accessory structure height plan and series of walls (BHMC §10-3-2516 F and §10-3-2413 C & D);
- **Density Bonus** – remove outdated sections and simplify reference to state law for density bonus (Article 15.2 of Title 3); and
- **Pet Boarding Facilities** – remove obsolete pet boarding facilities standards (BHMC §10-3-1620.3, §10-3-1604, §10-3-2003, and §4-2-1740).

ENVIRONMENTAL REVIEW

The draft ordinance was assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15061(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does not extend to projects with no significant environmental effect. Additionally, the project is exempt under Section 15060(c)(2), because no direct or reasonably foreseeable indirect physical environmental changes are expected. As a result, staff recommends the City Council find that the proposed ordinance is exempt under these provisions from any 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/Parking Authority. 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 **Patrick Achis, Associate Planner** in the Planning Division at **(310) 285-1129**, or by email at pachis@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210. Please also contact pachis@beverlyhills.org 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.

www.beverlyhills.org



NOTICE OF PUBLIC HEARING

DATE: Thursday, April 11, 2024

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at: Commission Meeting Room 280A Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210

Members of the public may also participate via teleconference; details provided below



PROJECT ADDRESS: 244-256 North Clark Drive (Between Dayton Way and Clifton Way)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 11, 2024, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

A request to construct a new six-story (60'), 55-unit senior congregate care facility at the properties located at 244, 250, and 256 North Clark Drive. The units would be occupied by households comprised of people over 65 years old, with meal services provided through a kitchen and dining room located on the first floor. Additional amenities would include maid service, private transportation, and recreation areas; a total of 49 parking spaces are proposed within a two-level subterranean parking garage. The following entitlements have been requested in association with the project:

Development Plan Review (DPR). A DPR pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3100.A. to allow for the construction of new development at the project site.

Conditional Use Permit (CUP). A CUP pursuant to BHMC §§10-3-1283 and 10-3-3800 to allow for the proposed multiple-family congregate housing for the elderly and disabled use within the City's R-4 Zone, at a height of 60'-0".

R-4 Permit. A request for two (2) R-4 Permits pursuant to BHMC §10-3-2850 to:

- 1) Allow for a reduction in the required rear yard setback, pursuant to BHMC §10-3-2808.E; and
- 2) Allow an additional 5'-0" walkway within the required front yard setback along North Clark Drive, pursuant to BHMC §10-3-2813.E.

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 32 Categorical Exemption (Infill Development Projects) in accordance with the requirements of Section 15332 of the State CEQA Guidelines. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from further environmental review under CEQA.

How to Participate

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


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

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

If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by end of the day on Tuesday, April 2, 2024, will be attached to the agenda report regarding this item. Any comments received after Tuesday, April 2, 2024, but prior the public hearing, will be distributed to the Commission under separate cover. According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Edgar Arroyo, Senior Planner** in the Planning Division at (310) 285-1138, or by email at earroyo@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Edgar Arroyo, Senior Planner

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

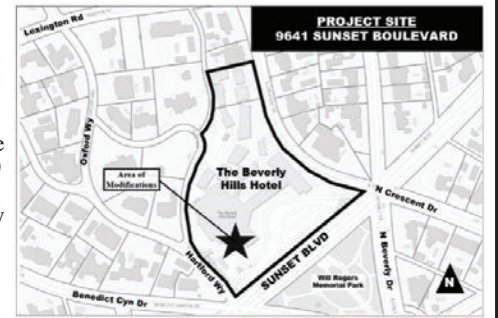


NOTICE OF PUBLIC HEARING

DATE: Thursday, April 11, 2024

TIME: 1:30 PM, or as soon thereafter as the matter may be heard

LOCATION: Meeting will be held in person at: Commission Meeting Room 280A Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210



Members of the public may also participate via teleconference; details provided below

PROJECT ADDRESS: 9641 Sunset Boulevard (Beverly Hills Hotel)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, April 11, 2024, will hold a public hearing beginning at 1:30 PM, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit Amendment. A request for a Conditional Use Permit (CUP) in accordance with the provisions of the Beverly Hills Hotel Specific Plan to allow the conversion of existing auxiliary uses (hotel, banquet, dining, and function facilities) in the southwesterly area of the hotel into new restaurant, bar, and function areas, including the relocation of an existing bar/outdoor terrace at the southern end of the hotel.

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 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the State CEQA Guidelines, which is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt from the environmental requirements of CEQA, pursuant to Section 15301.

How to Participate

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


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

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If there are any questions regarding this notice, please contact **Alvaro Gomez, Senior Planner** in the Planning Division at (310) 285-1142, or by email at agomez@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department and can be reviewed by contacting the project planner listed above.

Sincerely,
Alvaro Gomez, AICP, Senior Planner

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

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GALA, from page 6

an even stronger sense of conviction filled her heart.

“I got this feeling, I feel it now like it was yesterday, that said ‘he’s wrong,’” Lima said.

She persisted. And her line of skincare products, IT Cosmetics, eventually became one of the most recognized names in beauty. Kern Lima wound up selling the brand to L’Oréal for \$1.2 billion in 2016. That deal made her the first female executive in the company’s over 100 years of existence and one of Forbes’ “richest self-made women” in 2017.

She shared her story on March 20 with roughly 275 aspiring entrepreneurs and leaders who attended the second annual “Women Who Shine Gala” at the Waldorf Astoria Beverly Hills. The sold-out event was hosted by the Beverly Hills Chamber of Commerce in partnership with the Women’s Business Network. It brought together women and allies from across the country and a wide variety of fields to inspire, uplift and support each other.

“It reminded me as a woman in law enforcement, which tends to be a challenging career for women in particular, that many of the challenges we face are very similar no matter what industry we’re in,” Beverly Hills Police Capt. Elisabeth Albanese said. “When you’re a woman being a leader in a business or a government agency, it can tend to be lonely. Having those connections with other women can give you the

confidence to continue moving forward.”

Portions of the money raised by the Gala will go to support the work of Girls Inc. It will be used to help the nonprofit host programs that help young women find mentors and colleagues while training them to succeed in all professional fields.

The evening’s other keynote speaker, Sprinkles Cupcakes founder Candace Nelson, emphasized the importance of being authentic, following your passions and trusting oneself. She started her career in investment banking, and was working in San Francisco during the height of the tech boom. When the bubble burst, her well laid future plans were upended.

So, Nelson turned inward. That led her to rediscover the joy she felt and shared while baking treats with her mother.

“Here I was with this crazy dream, betting it all on cupcakes,” she said.

Nelson said few people could even recognize what a red velvet cake was when she opened her first bakery. Today, Sprinkles has dozens of locations spread across eight states and the District of Columbia.

“This event doubled from what it was a year ago,” Chamber of Commerce President and CEO Todd Johnson noted. “And I don’t know where we’ll be a year from now, maybe in a bigger place,” he joked. ●

BEVERLY HILLS WOMEN’S CLUB, from page 6

of Burton E. Green, a real estate developer central to the development of the City of Beverly Hills and the person credited with naming the city. Together, they built one of the first grand estates in Beverly Hills on the square block boarded by Crescent, Lexington, Cove and Hartford Drives. Mary Katherine Moore Parker (1882-1972) was the first President of the BHWC from 1916-1918. Another early pivotal club member was Betty Blake Rogers (1879-1944). She and her husband, the humorist Will Rogers, the most

famous man in America at the time, hosted a horse show to raise proceeds for the construction of the stately clubhouse, which was completed in October 1925. Margaret Jane Boag Anderson (1859-1930) was a socialite, businesswoman and the first proprietor of the Beverly Hills Hotel, which opened under her leadership in April 1912 and which she and her son, Stanley, operated until she sold the property and retired in 1928. She joined the Beverly Hills Women’s Club in 1920 and made the Beverly Hills Hotel available for club events until the clubhouse was constructed. ●



Photo by Lisa Friedman Bloch

Frances Bilak, Laura Stein, Councilmember John Mirisch, WIZO California Chair Gina Raphael, Ruth Wasserman Lande, Councilmember Sharona Nazarian, Gina Satnik and Councilmember Lili Bosse at the march

WIZO, from page 5

The featured speaker, former Israeli MK Ruth Wasserman Lande, recounted her experience of that day.

“We know the meaning of war. We know about rockets flying over our heads and trying to cover up our children. And this was normal for years. But on October 7, I as an Israeli Jewish woman was completely and utterly in shock. I was walking in the streets and men, tough, macho Israeli men were in shock. People were with a trauma in their eyes. You could see it everywhere,” said Lande.

She continued, “We were in shock the first few weeks for the pain of young people who are dancing...That’s why we are here. We all hurt, but we don’t only hurt for the

pain that our people endured. We don’t only hurt for our hostages, which we pray for every single day because there’s no bigger mitzvah in Judaism than to set them free. We hurt because normal, so-called ethical people remain silent.”

Lande made this request of the crowd. “Instead of talking about the Middle East, I’m asking you, let’s put our hands over our eyes for one second and let’s pray. Let’s pray for the healing of those who are wounded. Let’s pray that the women that will—please God—come back alive, will heal from the heinous crimes they had experienced. Let’s pray for the mothers of the hostages that only the good Lord knows what on earth they are experiencing. Let’s pray.” ●

Next stop: more subway.

D LINE SUBWAY EXTENSION PROJECT
Section 2 – Beverly Hills Update

WILSHIRE/RODEO STATION WORK
Due to appendage work on the north side of Wilshire Bl near Canon Dr, westbound traffic will be reduced to two lanes.

Appendage construction activities will continue on S Beverly Dr and S Canon Dr through April.

CONTACT US

☎ 213.922.6934
 ✉ purplelineext@metro.net
 🌐 metro.net/purple
 ✕ @purplelineext
 📘 purplelineext

PLE2 COBH

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THE COURIER IS NOW ON APPLE NEWS!



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Police Blotter

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



ASSAULT - SIMPLE

3/17/2024, 12:45 p.m. at 200 Block of S. BEVERLY DRIVE

3/10/2024, 9:13 p.m. at N. BEVERLY DRIVE / PARK WAY

3/6/2024, 5:46 p.m. at 9800 Block of WILSHIRE BLVD.

3/6/2024, 2:54 p.m. at 0-99 Block of N. LA CIENEGA BLVD.

BURGLARY - COMMERCIAL BUILDING

3/19/2024, 4:17 a.m. at 200 Block of S. LA CIENEGA BLVD.

3/11/2024, 3:52 a.m. at 8300 Block of WILSHIRE BLVD.

BURGLARY - FROM A MOTOR VEHICLE

3/8/2024, 1 p.m. at 700 Block of N. CAMDEN DRIVE

3/6/2024, 5 p.m. at 200 Block of N. CANON DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

3/14/2024, 4 p.m. at 400 Block of N. OAKHURST DRIVE

3/11/2024, 11:27 a.m. at 100 Block of N. ARNAZ DRIVE

3/8/2024, 9:23 a.m. at 100 Block of N. STANLEY DRIVE

DUI ARREST

3/15/2024, 9:52 p.m. at N. REXFORD DRIVE / CLIFTON WAY

ROBBERY

3/15/2024, 11:04 a.m. at N. SANTA MONICA BOULEVARD / CARMELITA AVENUE

3/13/2024, 2:20 p.m. at 300 Block of S. REXFORD DRIVE

3/9/2024, 4:45 p.m. at 9500 Block of BRIGHTON WAY

THEFT - GRAND

3/17/2024, 2:30 p.m. at 200 Block of N. BEVERLY DRIVE

3/16/2024, 12:30 p.m. at 500 Block of VICK PLACE

3/15/2024, 11:24 a.m. at 9700 Block of WILSHIRE BLVD.

3/14/2024, 1:07 p.m. at 9500 Block of BRIGHTON WAY

3/14/2024, 3:55 a.m. at 9200 Block of WILSHIRE BLVD.

3/10/2024, 4:55 p.m. at 200 Block of N. BEVERLY DRIVE

3/10/2024, 4 p.m. at 100 Block of S. MAPLE DRIVE

3/9/2024, 4:22 p.m. at 500 Block of N. SIERRA DRIVE

3/9/2024, 11:28 a.m. at 300 Block of S. DOHENY DRIVE

3/8/2024, 4 p.m. at 300 Block of N. RODEO DRIVE

THEFT - GRAND (FROM VEHICLE)

3/15/2024, 2:41 p.m. at 500 Block of ALPINE DRIVE

THEFT - PETTY

3/17/2024, 1:30 p.m. at 200 Block of N. CANON DRIVE

3/16/2024, 8:25 p.m. at 9400 Block of OLYMPIC BLVD.

3/15/2024, 4:30 a.m. at 300 Block of S. REXFORD DRIVE

3/14/2024, 3 a.m. at 200 Block of N. ALMONT DRIVE

3/10/2024, 3:12 a.m. at 300 Block of N. CANON DRIVE

3/8/2024, 5:13 p.m. at 300 Block of S. REXFORD DRIVE

THEFT - PETTY (FROM VEHICLE)

3/7/2024, 12:03 p.m. at 500 Block of HILLCREST ROAD

VANDALISM

3/18/2024, 2:30 a.m. at 400 Block of SPALDING DRIVE

3/15/2024, 9:04 p.m. at 400 Block of S. CRESCENT DRIVE

3/15/2024, 1 p.m. at 500 Block of N. REXFORD DRIVE

3/14/2024, 4:40 p.m. at N. PALM DRIVE / ELEVADO AVENUE

3/13/2024, 11:16 a.m. at 200 Block of S. LA CIENEGA BLVD.

3/9/2024, 7:30 p.m. at 200 Block of S. REXFORD DRIVE

3/6/2024, 1:30 a.m. at 9700 Block of S. SANTA MONICA BLVD.

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BEVERLYHILLSCOURIER.COM

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Birthdays

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**HAPPY BELATED BIRTHDAY
AMANDA MEI
March 7**



**HAPPY BELATED BIRTHDAY
DAN CLIVNER
March 21**



**JIMMY DELSHAD
March 22**



**ALEXIS KILEY
March 22**



**BRENT DUFFEY
March 24**



**MARIA BELKNAP
March 28**



**EDDIA MIRHAROONI
March 28**

BEVERLY HILLS COURIER

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PLEASE SEND THE PHOTOS WITH AT LEAST TWO WEEKS NOTICE TO:
EDITORIAL@BHCOURIER.COM



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). You bring a realness to your interactions that puts people at ease. You quickly achieve a level of honesty and intimacy. Your kindness and thoughtfulness will create a strong foundation for new and lasting relationships.

TAURUS (April 20-May 20). You'll be the first person they tell, the first in line or catching the first wave of a trend. As wonderful as the cutting edge may be, it also comes with a responsibility and a decision -- to share or not?

GEMINI (May 21-June 21). Trust your instincts and intuition. If something feels off or doesn't sit right with you, don't ignore it. Pay attention to red flags and heed them by putting distance between you and the person waving them.

CANCER (June 22-July 22). You feel obligated to perform your duty without hesitation or mention. But is this true? A few honest words will connect you to the reality of a situation and save you from feeling like you're

trapped inside the conventions of it.

LEO (July 23-Aug. 22). When people give easily, it implies they have a lot to give, which is attractive. The link between generosity and charisma is further fortified by mystery. There's something so intriguing about an unknown limit.

VIRGO (Aug. 23-Sept. 22). Know when to say "good enough." Don't let perfectionism waste your time. Tonight brings wonderful, heartfelt conversation. You'll extend support and understanding, and later you'll get it back just when you need it most.

LIBRA (Sept. 23-Oct. 23). Adventure sneaks up on you while you're executing your very practical plans. You'll be pleased by the surprising results you get, born out of the desire to turn the ordinary into the extraordinary.

SCORPIO (Oct. 24-Nov. 21). The lake that appears calm from the dock is teeming with activity under the surface. There is always more to know for those who care to go deeper. The question becomes -- should you? Do you really want to know?

SAGITTARIUS (Nov. 22-Dec. 21). Since you've known love to cloud judgment, you stay grounded in reality and assess the situation objectively

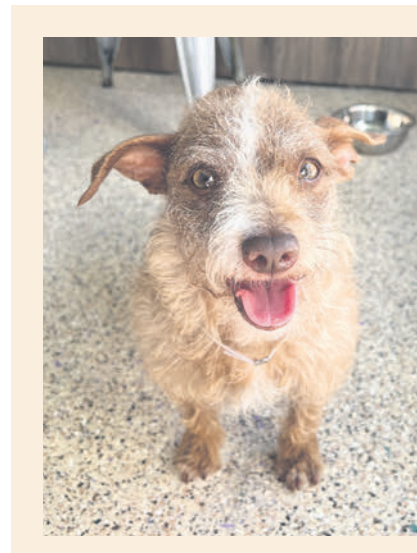
to ensure it aligns with your values and long-term goals. Your balanced perspective keeps you from idealizing a situation.

CAPRICORN (Dec. 22-Jan. 19). Stories seem to want to stretch and turn in fanciful ways. You may be amused by your own impulse to embellish. You're responding to others and feeling a strong pull to entertain and delight.

AQUARIUS (Jan. 20-Feb. 18). Laziness isn't always a fault. Sometimes it's a

skill or an instinct. Consider your options carefully. Not everything will be worthy of your involvement. You'll feel a strong tug when the opportunity is right for you.

PISCES (Feb. 19-March 20). Everything feels better when you're getting along well with your key people. Resolve any tension before you take on the rest of the world. And if there's nothing to resolve, this is your chance for proactive thoughtfulness.



Jimena is this week's eligible dog for adoption. She's a 12-pound, 3-year-old terrier-poodle mix in need of a forever home. If interested in Jimena please contact Shelter of Hope at 805-379-3538.

shelterhopepetshop.org



Gold with fellow mayors at the U.S. Conference of Mayors in Ohio

DR. GOLD, from page 1

name his greatest accomplishments, a few top hits came to his mind.

The first is the establishment of NEXT Beverly Hills in 2015, a committee of talented young leaders focused on innovative initiatives that address the lifestyle, economic, and civic needs of residents in their 20s, 30s and 40s.

“The creation of the NEXT Beverly Hills Committee came out of an epiphany that we needed to do something to attract more young people to participate in the city and to live here, because they will be our future,” Gold told the Courier.

Fast forward seven years and the committee has been a hit, fostering a vibrant community through its annual NEXT NIGHT Street Festival and training several young leaders who have already gone on to serve on other city commissions.

“Julian, you really touched my life when you created NEXT Beverly Hills. It’s such an amazing community and such an amazing effort,” said former committee member Derrick Ontiveros at the March 18 Council Meeting. “It really is something that was sorely needed in the city, and I think will long outlast your tenure on council.”

The second major accomplishment that Gold believes will benefit the city long after his departure is his reimagining of community health through the establishment of the fire department’s innovative nurse practitioner program.

Gold, who has over 40 years of experience as a physician, observed major inefficiencies in how the fire department responds to 911 medical calls. As in most cities, they operated within an “all or nothing” model where they could either leave a caller at the scene or transport them to the emergency room.

In many cases, however, what callers need is something in between, such as at home urgent care or referrals to other medical services.

By embedding nurse practitioners with the fire department, Gold created the opportunity for a medical professional to remain on scene and work to resolve the underlying problem driving the call for service. This helps reduce the volume of repeat 911 callers, hospital transportation costs and frees up firefighters to respond to life-threatening emergencies.

The program has had a huge impact on Beverly Hills’ aging population, who make up the majority of repeat 911 callers. The nurses have been able to serve as a bridge to their primary care physicians, evaluate their mental wellness, connect them to social services and recommend in-home solutions to avoid falls.

“We as a council made a decision to fund this program, but the community at large has really embraced it,” said Gold. “I can go almost anywhere and hear a testimonial from somebody who says ‘they (the nurse practitioners) came and took care of my mother, my father, my grandfather, they did an amazing job, we love this program.’”

The program has also garnered attention at the county, state and national level and representatives from the fire department have traveled across America to advise city leaders on how they can create similar programs.

“We have done so much good work that the county now will allow us to transport patients to mental health and urgent care facilities and that was not the case before, so we’ve helped unload the emergency room, reduced the cost of care and made a better experience for the patient,” he said.

The success of this program served as the basis of one of Mayor Gold’s three key initiatives for his third mayoral term: research into creating a Health Services Department that consolidates the city’s existing mental, physical and emotional health programs under one roof.

Gold said he is happy to see increased collaboration and alignment among the various arms of the city that address community health needs. He hopes that this will serve as a template for the creation of a formal department going forward.

Gold’s other two main projects this term—a commission to study the city’s finances and a committee to work on electrical resiliency—have also produced impressive early results.

The Blue-Ribbon Committee on Long-Term Strategic Financial Planning gave a report on the city’s financial future in the March 18 City Council Study Session. The report contained 10 recommendations for increasing the city’s revenues, which Gold hopes council members will use as a guidebook moving forward.

In addition, the Mayor’s Citywide



Gold’s election as California Contract Cities President, May 2023

Electrical Resilience Ad Hoc Committee presented its action plan in a Feb. 24 City Council Study Session. The plan outlined short-term and long-term strategies for developing electric independence and avoiding future power outages.

This includes energy audits for commercial and residential buildings; adding more backup power sources; dedicating a staff position to working on electrical concerns and improving access to real-time outage data.

“It’s been a very productive year,” said Gold, reflecting on the outcomes of his three mayoral projects.

In addition to these policy goals, Gold also spent his term closely interacting with residents through his “Office Hours with Doctor Gold” town hall meetings; “Mayor’s Minute” and “60 Second Shout Out” highlighting local business; and “People Helping People” honoring local humanitarian efforts.

Community connection is the entire reason he first became involved in local politics.

He vividly remembers the first time he realized the depth and strength of Beverly Hills’ community. It was in 2006 when he fell seriously ill and was in and out of the hospital, while his daughter Rebecca was attending Beverly Hills schools.

He was blown away by how friends, neighbors and school families rallied to support the family during this very difficult time.

“That’s when I got the sense of how this community is really like an extended family,” he said. “From there it’s not a big step to say

you want to pay that forward.”

For Gold, City government was always where he wanted to focus his energy.

“If you want to make change, local government is really the place where you can do that,” he said. “You know if the streets are paved, the parks are pretty, the schools are good.”

“You get to see the tangible benefits of your work every day,” he added.

He is looking forward to passing the baton to the next generation of city leaders and has several key pieces of advice to share.

Firstly, have a thick skin.

“You need to listen to people and you need to be respectful, but sometimes it won’t come back at you that way and you have to learn to deal with that,” he said.

Secondly, you need to always vote the way you truly believe and not bow to the pressure of others.

Thirdly, always ask for help and admit you don’t know what you don’t know.

“The learning curve is significant and steep, and you have to put in the time to understand that and study things you don’t understand.”

Lastly, never lose sight of what makes Beverly Hills such a magical place to live.

“I think we live in a great place and we’re very fortunate for all of the things that come from that place including our environment, our police, our fire services and our schools,” he said. “Most of our lives are damn near perfect and those who get lost in that which is not perfect miss the bigger picture about how really special life around here is.” ●



Gold with wife Michele

HOUSING ELEMENT, from page 1

draft Housing Element meets the statutory requirements," said HCD Senior Program Paul McDougall in a March 18 letter to the city. "The Housing Element will substantially comply with State Housing Element Law when it is adopted, submitted to, and approved by HCD."

"HCD appreciates the hard work and dedication the housing element team provided throughout the Housing Element review and update process," he added.

This news was met with great relief by city staff, planning commissioners and council members who have been laboring to meet the state's rigorous requirements for Housing Element approval for years.

"I want to thank staff for working so hard," said Councilmember Lili Bosse at the meeting. "I know that there were many revisions and many back and forths, but it's very exciting that we finally have a compliant Housing Element, so I really have a tremendous amount of gratitude."

Beverly Hills first submitted its Housing Element to HCD in October 2021. HCD rejected four formal versions of the Housing Element between January 2022 and December 2023 and requested amendments to dozens of drafted revisions.

"It's been a long haul and I think we've answered some of the unrealistic demands

of HCD," said Vice Mayor Lester Friedman. "I'm certainly supportive of submitting this."

The latest version of the document, submitted to HCD for feedback in February, differs significantly from previous versions.

Major changes include committing city owned or controlled sites for the construction of 557 low-income housing units, increasing the number of Accessory Dwelling Units allowed on large properties, incorporating accountability measures if the city falls behind on housing goals, and lowering fees and regulatory barriers to construct new housing.

"What I think is really important, which I know is something that HCD wanted, is our commitment to action [for building affordable housing]," said Bosse. "We're committing to a timeline and if we can't keep up with the timeline, then we will find another location [to build the housing]."

Without a certified Housing Element, the city was at risk of being forced to approve projects that significantly exceed local height and density limits, per a law known as the "builder's remedy." The city has received 13 builder's remedy applications with more than 1,000 units in total.

In addition, the city was facing a Superior Court lawsuit ruling that would limit its ability to issue new building permits until HCD certifies the Housing Element. ●

BHPD, from page 1

and Sandoval used a knife "against the police officers who tried to arrest him," Myers said.

Myers added that there were no injuries, and Sandoval did not have any weapons besides a knife. He did not provide any details about the "merchandise" that Sandoval allegedly stole.

Sandoval was charged with grand theft, parole violation, attempted assault with a deadly weapon, resisting or obstructing a

public officer, and he was issued a felony no-bail warrant for burglary by the Orange County Sheriff's Department, Myers said.

"The Beverly Hills Police Department continues to leverage technology to enhance law enforcement capabilities and protect the community," he added.

Yves Saint Laurent representatives declined to comment. ●

PLANNING COMMISSION, from page 1

maintenance will be performed at a facility on West Pico Boulevard in Los Angeles. Showroom hours will be expanded from 9 a.m.-7 p.m. Monday-Friday and from 10 a.m.-6 p.m. Saturday-Sunday, and events at the showroom will be limited to six each year, according to a staff report.

Resident Andrea Grossman expressed strong support for the project, saying O'Gara staff are responsive to her concerns and work closely with neighbors to mitigate any impacts on their quality of life.

Michael Goldberg, another resident, had a different take.

Goldberg said that third-party vendors often block alleyways while delivering vehicles to the showroom, and he claimed that O'Gara staff, while responsive when he calls, does not force the drivers to move.

He submitted to the commission approximately 40 photos that he said show vendors blocking alleyways, and he pressed the commission to implement fines for such deliveries. He also claimed that he was falsely told by O'Gara staff that "all multi-car transports would take place outside of Beverly Hills."

"I've contacted the [Beverly Hills Police Department]. I've contacted parking enforcement and code enforcement, and no one is hearing me, and this is a problem," Goldberg said. "I feel unheard in this city in regard to this specific thing."

In response to questions from Commissioner Lou Milkowski, Fischer said the new opening on Olympic Boulevard will allow drivers to pull directly into the lot and negate the need for drivers to block alleys.

Tim O'Hara, O'Gara Coach general manager, added that of the 40 photos submitted by Goldberg, about half "are not us." There are several other car dealerships nearby,

and he and his staff have little control over their operations, he said.

"I can't identify all the [delivery] trucks that come up illegally, or even legally. But if I see one, or my employees see one, we immediately jump out there and ask them to move," O'Hara said. "Frequently when it's not our truck we will encounter resistance, and I will call the police department and ask them to please ask this truck to leave."

Responding to a question from Commissioner Myra Demeter, City Planner Masa Alkire said the dealership is allowed to unload vehicles from delivery trucks parked in the middle of Olympic Boulevard during the "non-peak" hours of 9 a.m.-3 p.m.

Demeter said she opposed this practice because it congests traffic and asked that the dealership schedule deliveries so that trucks do not need to park in the middle of the boulevard.

After the public hearing closed, Commissioner Wolfe said he supported the project but would be open to adopting additional conditions that his colleagues proposed. Vice Chair Terri Kaplan said she was also supportive of the project and of implementing conditions limiting multi-car transports.

Demeter initially approved of the project, but she later decided to oppose it after asking the O'Gara representatives why they now needed to conduct multi-car transports after telling the commission in 2020 that they did not need to.

Chair Gary Ross then asked a city staffer to read a new condition reflecting the commission's discussion, and the commission voted on the motion to approve the amended CUP. ●

NOWRUZ, from page 6

prosperity. As in previous years, Beverly Hills commemorated the occasion and honored its Persian community members by adorning multiple Nowruz tables throughout the city.

At the City Council Regular Meeting on March 18, council members recognized the holiday by unveiling a table on the first floor of City Hall. The table, adorned with eggs known as "tokhm-e-morgh" in Farsi, celebrates fertility and new life. It will remain on display for the entirety of the 13-day festival. Residents can view the table from 8 a.m. to 5:30 p.m. Monday-Friday until March 29.

Mayor Dr. Julian Gold spoke about the meaning of the celebration and the importance of honoring it in the city.

"In Beverly Hills, Nowruz also provides a festive occasion to acknowledge the outstanding contributions of our Persian community," he said.

The community also set up tables at the Beverly Hills Farmers' Market, Roxbury Park Community Center and the La Cienega Community Center.

The festivities extended to the Rotary Club of Beverly Hills luncheon on March 18, during which members enjoyed a traditional dance performance by Roxy Pernia.

In the lead-up to Nowruz, Persian Americans engage in rituals aimed to cleanse, renew, and bring blessings for the

coming year. These rituals include "Khane Tekani" for thorough house cleaning, "Chaharshanbe Suri" involving jumping over bonfires, and visiting loved ones to inspire unity. Special foods like "sabzi polo ba mahi," saffron and herb rice with fish, are prepared for the Nowruz feast.

Traditionally, Nowruz doesn't officially begin until a celebratory table setting is arranged to mark the arrival of spring. These table settings, known as "Haft-Seen," include seven symbolic items, each starting with the letter "s." In Farsi, haft means "seven," and seen means "s." From seeb (apples) symbolizing health to sabzeh (sprouts) signifying rebirth, each of these items serve as poignant reminders of the festival's profound connection to the natural elements:

- Seeb (apple)
- Seer (garlic)
- Serkeh (vinegar)
- Samanu (sweet pudding)
- Sabzeh (sprouts)
- Sumac (a gold spice)
- Senjed (dried fruit from the lotus tree)

In addition to these traditional elements, the Haft-Seen table may also feature other symbolic objects such as a mirror (symbolizing self-reflection), goldfish (representing life), painted eggs (symbolizing fertility), and traditional sweets and pastries like nokhodchi, traditional chickpea cookies (signifying

sweetness and abundance). Each item holds deep cultural significance and adds to the richness of the Nowruz celebration.

What makes the holiday unique is that it transcends borders and religion to unite friends and families in celebrating the arrival of new life and opportunity. Beverly Hills resident and Los Angeles County Commissioner, Maggie Soleimani, shared her insights on the significance of Nowruz within her own home.

"For us, Nowruz is not just a celebration; it's a cherished thread that weaves our past, present, and future together, reminding us of the beauty in renewal and the importance of family and tradition," she said.

The more than 3,000-year-old holiday follows an ancient Iranian solar calendar and takes place when the sun is equally aligned over the Earth's northern and southern hemispheres, meaning everyone celebrates at a different time of day depending on a country's time zone. This year, Tehran, Iran celebrated at 6:36 a.m. on March 20.

Nowruz is also an official holiday in

Afghanistan, Albania, Azerbaijan, Georgia, Iraqi Kurdistan, Kazakhstan, Kosovo, Kyrgyzstan, Mongolia's Bayan-Olgii province, Tajikistan, Turkmenistan and Uzbekistan.

Today, it is an official holiday in the state of California. On March 19, the Persian New Year was recognized by Governor Gavin Newsom, who spoke of the state's significant Iranian American population.

"Our state's vibrant Iranian community contributes to the rich fabric of cultures foundational to California as we know it," said Newsom. "Many Iranians living in the U.S. reside in California. Los Angeles is home to the largest Iranian community outside of Iran, with 'Tehrangeles,' a thriving cultural center created by Persian residents and businesses."

Tehrangeles, also known as Little Persia, refers to the Persian community that was developed in Westwood after the Islamic Revolution. As Iranians make up a substantial portion of Beverly Hills' population, the holiday plays a significant part in celebrating the city's diverse culture. ●

Fun and Games

SUDOKU
03/22/24 ISSUE

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SUDOKU ANSWERS
03/15/24 ISSUE

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

PUZZLE ANSWERS
03/15/24 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
03/22/24 ISSUE

RACK 'EM UP

BY ENRIQUE HENESTROZA ANGUIANO AND MATTHEW STOCK / EDITED BY WILL SHORTZ

Enrique Henestroza Anguiano, of Oakland, Calif., is a data scientist. Matthew Stock, of Gainesville, Fla., is a master's student in school counseling. They met through the online indie crossword community as fans of each other's puzzle blogs. This puzzle was constructed entirely over email, but as Matthew writes, "We're long overdue for a video call!"

Note: Once filled in, the contents of the six shaded squares will spell a word associated with this puzzle's theme.

- | | | | |
|---|---|--|--|
| <p>ACROSS</p> <p>1 New dog owner's purchase</p> <p>6 Dog-adoption grp.</p> <p>11 Pop group with an "army"</p> <p>14 Setting for "Heidi"</p> <p>18 "We're not standin' in their way!"</p> <p>19 Pepper grinder?</p> <p>20 Put to work</p> <p>21 Word with good or blood</p> <p>22 Extra lives or additional gems, for a freemium game</p> <p>24 [Gasp!]</p> <p>26 Pastoral setting?</p> <p>27 "Who am I? Two-four-six-oh-___!" ("Les Misérables" lyric)</p> <p>28 Cracker shape</p> <p>29 "___-Olution" (2002 rap album)</p> <p>30 Avoided a tag, in a way</p> <p>31 "The kids these days have gotten way better than me"</p> <p>35 Two-million-year-old discovery in 2022 in the frozen soil of Greenland</p> <p>36 Cereal bit</p> <p>37 Something to butter up</p> <p>38 Text communication inits.</p> <p>41 Shaggy hairstyle</p> <p>42 File-creating command</p> | <p>44 Actress Thompson</p> <p>48 Former minor-league team that played at Aloha Stadium</p> <p>51 Spot for food and craft beer</p> <p>53 Opt</p> <p>54 Significant stretch</p> <p>55 Crane look-alike</p> <p>57 "Do you really see me that way?"</p> <p>58 Range rover ... or something to do in a Range Rover</p> <p>59 Craft that uses drafts</p> <p>63 What a cracker might crack</p> <p>64 Something for the rest of the military?</p> <p>65 Scrabble bonus seen six times in this puzzle</p> <p>70 "The Chase" channel</p> <p>72 Was published</p> <p>73 In which "Cimar a tha thu?" means "How are you?"</p> <p>74 Booped body parts</p> <p>77 Member of the fam</p> <p>78 Count for a jury</p> <p>80 I, in German</p> <p>81 Slip past</p> <p>82 Product lines?</p> <p>84 Something delivered by Jake Tapper or Anderson Cooper</p> <p>89 Kofi of the U.N.</p> <p>90 Pan feature</p> <p>91 Yank</p> <p>92 When repeated, ["Is this thing on?"]</p> <p>93 Battle royale</p> <p>96 Nickname next to a heart emoji, perhaps</p> | <p>97 Cyrillic letter pronounced like the "zz" of "pizza"</p> <p>98 "The English Patient" actress</p> <p>104 Attenuated</p> <p>108 "South," in Hanoi</p> <p>109 Place to chill, paradoxically</p> <p>110 Home of the Hockey Hall of Fame: Abbr.</p> <p>111 Device that works with CarPlay</p> <p>113 Single guy?</p> <p>115 Executive's acumen</p> <p>117 Apt domain for basketball's King James</p> <p>118 Scanning inits.</p> <p>119 Something to believe in</p> <p>120 Didn't just assume</p> <p>121 Part of the body to slap</p> <p>122 Queen ___</p> <p>123 To be, in Spanish</p> <p>124 Easily irritated</p> | <p>12 Cannon fodder, at times</p> <p>13 Appear that one may</p> <p>14 Urgent time to start gathering tax documents: Abbr.</p> <p>15 TikTok star Gray</p> <p>16 B.Y.U.'s city</p> <p>17 Scatter about</p> <p>21 "Here's the thing ..."</p> <p>23 A group of them is called a "crash"</p> <p>25 Texter's reaction button</p> <p>28 Post</p> <p>32 Syrupy covering for ham</p> <p>33 Protagonist in "2001: A Space Odyssey"</p> <p>34 Crockpot filler</p> <p>35 ___ Mendeleev, creator of the periodic table</p> <p>38 "___ All That" (1990s teen comedy)</p> <p>39 Soda-shop order</p> <p>40 Vegetable often eaten without utensils</p> <p>42 Aviculture : bird :: heliculture : ___</p> <p>43 Campfire remains</p> <p>45 Out-of-this-world outfit</p> <p>46 Rikishi compete in it</p> <p>47 Slightly</p> <p>49 Taiwanese tech giant</p> <p>50 Pink-furred cat in "Garfield"</p> <p>51 Antipasto dish of tomatoes on grilled bread</p> <p>52 Campus military org.</p> <p>56 Make more meaningful</p> <p>60 B.S., for one</p> |
|---|---|--|--|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

- | | | | |
|---|---|--|--|
| <p>61 Letter that rhymes with the letters before and after it</p> <p>62 Direction giver's suggestion: Abbr.</p> <p>66 Jab</p> <p>67 Tony winner Renée ___ Goldsberry</p> <p>68 High-strung</p> <p>69 Coin collection</p> <p>70 Enclosed rhyme scheme</p> <p>71 Cereal bit</p> | <p>75 Poet St. Vincent Millay</p> <p>76 Creep out, perhaps</p> <p>78 Counterpart of "been there"</p> <p>79 Sgt. or cpl.</p> <p>83 Engine parts</p> <p>85 Bigwig</p> <p>86 Coup d' ___</p> <p>87 Time when most people are asleep</p> <p>88 One birthed in Perth</p> <p>90 Shrug or wave</p> | <p>94 Sekhmet, the Egyptian goddess of war, takes the form of one</p> <p>95 Place in a crypt</p> <p>98 Announce one's presence, in a way</p> <p>99 Invisible household hazard</p> <p>100 "My luck's bound to turn around!"</p> <p>101 Adorable sort</p> <p>102 Beginning stage</p> <p>103 Crete's highest point, for short</p> | <p>104 The ones nearby</p> <p>105 Indicates "Out of my way!"</p> <p>106 Miniature map</p> <p>107 High-maintenance, say</p> <p>112 Exam with "calculator" and "no calculator" math sections</p> <p>114 G.I.'s rations</p> <p>115 Dating inits.</p> <p>116 Negative Boolean operator</p> |
|---|---|--|--|

Public Notices

ORDINANCE NO. 24-O-2886

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE MIXED USE OVERLAY ZONE REGULATIONS APPLICABLE TO RESIDENTIAL CONVERSION OF EXISTING COMMERCIAL BUILDINGS TO MIXED USE BUILDINGS AND AN ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION (ND) FOR THE MIXED USE OVERLAY ZONE AMENDMENTS

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

Section 1. At the July 28, 2023 City Council formal meeting, the City Council reviewed the City's progress implementing the Mixed Use Overlay Zone, and discussed potential changes to the regulations. As part of this discussion, the City Council provided direction to amend the regulations pertaining to residential conversion of existing commercial buildings in the Mixed Use Overlay Zone, in particular a change to the density calculation applicable to residential conversion projects. The proposed change would allow the use of the minimum unit size of 500 square feet to calculate the maximum density allowed for residential conversion projects, rather than the current density calculation that is based on the lot size. This change allows a residential conversion project to maximize the number of dwelling units that can be created within an existing building envelope.

Section 2. On September 28, 2023, the Planning Commission held a duly noticed public hearing to review a proposed change to the Mixed Use Overlay Zone regulations to amend the residential conversion density calculation, after which it adopted Resolution No. 2039 recommending that the City Council amend the Beverly Hills Municipal Code to adopt the revisions (collectively, the "Amendments"). On January 23, 2024, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 3. Pursuant to the California Environmental Quality Act (CEQA) the City Council considered a Mitigated Negative Declaration (ND) for the creation of the Mixed Use Overlay Zone regulations, including all comments submitted to the City regarding the ND, and found, in its independent judgment and analysis, that there was no substantial evidence that the Mixed Use Overlay Ordinance would have a significant impact on the environment, and adopted the ND. The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA), and was responsible for the preparation of the ND and related initial study. The previously adopted ND indicated that the Project would not result in significant impacts to Agricultural and Forestry Resources, Biological Resources, Mineral Resources, and Transportation/Traffic. The ND also indicated that the ordinance would result in less than significant impacts related to Air Quality, Cultural Resources, Greenhouse Gas Emissions, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and the Mandatory Findings of Significance. The ND found that there was either no impact or less than significant impacts on certain environmental issues related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Population and Housing.

Section 4. An addendum to the previously adopted ND for a proposed change to the Mixed Use Overlay Zone has been prepared, pursuant to California Code of Regulations, Title 14, §15164. The proposed Amendment to the Mixed Use Overlay Zone regulations, and the related General Plan land use map amendment, will include a clarification regarding the calculation of maximum density allowed for residential conversion projects under the MU Overlay Zone, and a change to

the General Plan Land Use map noting this clarification. As discussed in the addendum, since these changes consist of clarifications to existing regulations, the Project will not result in significant impacts to the areas of study in the adopted ND and would not result in a measurable increase in environmental impacts over what was previously analyzed in the adopted ND. There are no changes with respect to the circumstances under which the project is undertaken that will require revisions to the adopted ND, and none of the conditions in California Code of Regulations, Title 14, §15162 have occurred. Since the adoption of the ND in 2020, the environmental issue areas of Energy and Wildfire have been added to the CEQA checklist. The addendum analyzed these issue areas and found that no impact would result from the Project, and therefore, no significant effects would result from the additional areas of study. Therefore, the City Council hereby adopts and approves the addendum to the previously adopted ND to make minor technical changes and add information.

Section 5. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Housing Element (HE) Goal 2 – Housing Supply and Diversity encourages housing of all types and adequate supply of housing to meet the existing and future needs of the community. General Plan HE Policy 1.4 – Historic Preservation promotes the preservation of historically and architecturally significant buildings and historic neighborhoods through land use policies. General Plan HE Policy 2.5 – Adaptive Reuse calls for strategies that support adaptive reuse of existing structures to provide housing opportunities. General Plan HE Policy 2.7 – Environmentally Sustainable Housing promotes the creation of sustainable buildings to reduce carbon emissions. General Plan HE Goal 4 – Reducing Constraints calls for the mitigation of governmental constraints on the maintenance, improvement, and development of housing. General Plan Land Use (LU) Goal 2 – Community Character and Quality promotes a built environment distinguished by a high level of design and sensitivity to the setting. 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 the built form and scale of residential neighborhoods. General Plan LU Policy 5.1 - Neighborhood Conservation calls for the maintenance of the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life. General Plan LU General Plan LU Policy 6.1- Neighborhood Identity calls for the maintenance of characteristics that distinguish the City's single-family neighborhoods from one another in such terms as topography, lot size, housing scale and form, and public streetscapes. Similarly, General Plan LU Policy 6.2 - Housing Character and Design calls for requiring new, renovated, and additions to housing to be located and designed to maintain the distinguishing characteristics and qualities of the neighborhoods in which they are located, including prevailing lot sizes, building form, scale, massing, relationship to street frontages, architectural design, landscaping, property setbacks, and other comparable elements. Amending sections of the Beverly Hills Municipal Code to promote residential conversion projects will help to provide greater housing opportunities and preserve the character of the community, as such projects may be created within existing structures. The Amendments will also reduce governmental constraints and promote opportunities for adaptive reuse of commercial structures in the Mixed Use Overlay Zone. Further, the Amendments are consistent with the objectives, principles, and standards of the General Plan as set forth above.

Section 6. The City Council hereby amends section 10-3-1888 of Article 18.7 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code, to read as follows:

"10-3-1888: CONVERSION OF COMMERCIAL BUILDINGS:

A. Existing commercial buildings may obtain a development plan review permit to convert to a mixed use building if located in the MU Overlay Zone. Such a project may request relief from the following mixed use standards, if it is not physically feasible to comply with these standards. To determine feasibility, the commission shall evaluate whether the site is physically constrained, with regard to depth and width, whether the existing commercial building does not conform to mixed use standards, and/or whether the existing commercial building would be rendered structurally defective by providing such features.

1. Parking requirements;
2. Loading facilities;
3. Outdoor living space;
4. Commercial-residential transitional setbacks, if such buildings have legally nonconforming setbacks; and
5. Height limits, if buildings have legally nonconforming heights.

B. Notwithstanding the density calculation in section 10-3-1881, the maximum density permitted for a mixed use development that is also a conversion project shall be calculated by dividing the existing building floor area, excluding floor area on the ground floor of the existing building, by the minimum allowed unit size of 500 square feet. Existing building floor area shall be determined pursuant to the definition of non-residential and multi-family floor area in section 10-3-100 of this chapter."

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

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

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

Adopted: February 6, 2024
Effective: March 8, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

Re-Adopted: March 11, 2024
Effective: April 11, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

VOTE:
AYES: Councilmembers Nazarian, Vice Mayor Friedman, and Mayor Gold
NOES: None
ABSENT: Councilmembers Mirisch and Bosse
CARRIED

FICTITIOUS BUSINESS NAME STATEMENT
2024012208 The following is/are doing business as:
PILATES ESSENTIALS
9836 Naional Blvd.
Los Angeles, CA 90034
Victor Wilson LLC, 3300 Overland Ave. Los Angeles, CA 90034; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON 202011810230 registrant(s) has begun to transact business under the name(s) listed on JULY 2023: **Victor Wilson, LLC, Victor Wilson, CEO.**; Statement is filed with the County of Los Angeles: January 18, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C (Original Print dates to start January 27, 2024. Newspaper error) BHCourier.

FICTITIOUS BUSINESS NAME STATEMENT
2024044809 The following is/are doing business as:
RHODE 9300 Wilshire Blvd.
Beverly Hills, CA 90212
HR Beauty LLC, 9300 Wilshire Blvd. Beverly Hills, CA 90212; The business is conducted by: A LIMITED LIABILITY COMPANY AI #ON 202011810230 registrant(s) has NOT begun to transact business under the name(s) listed: **HR BEAUTY LLC, Nikolaos Vlahos, CEO.**; Statement is filed with the County of Los Angeles: February 28, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT
2024048395 The following is/are doing business as:
GNOSIS PUBLISHING
14400 Valerio Street #207
Van Nuys, CA 91405
Don Hainesworth 14400 Valerio Street #207 Van Nuys, CA 91405; The business is conducted by: AN INDIVIDUAL registrant(s) has NOT begun to transact business under the name(s) listed: **Don Hainesworth, Owner**; Statement is filed with the County of Los Angeles: March 5, 2024; Published: March 8, 15, 22, 29, 2024 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT
2024055808 The following is/are doing business as:
1) RAINEYVILLE
2) RAINEYVILLE MUSIC
8500 Wilshire Blvd. Ste. 525
Beverly Hills, CA 90211
Ronald Rainey 8500 Wilshire Bl. #525 Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on MAY 1992: **Ronald Rainey, Owner.**; Statement is filed with the County of Los Angeles: March 13, 2024; Published: March 15, 22, 29, April 5, 2024 LACC N/C

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

WE PUBLISH DBA's, SUMMONS NAME CHANGE, BIDS AND NOTICE TRUSTEE's FOR MORE INFO CALL US AT AT 310-278-1322

Public Notices

ORDINANCE NO. 24-O-2888

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO MODIFY RATES AND CHARGES FOR WATER AND WASTEWATER SERVICES AND FACILITIES FURNISHED BY THE CITY AND ADDING NEW SECTION 6-1-308 (WASTEWATER SERVICE CHARGES) TO ARTICLE 3 (WASTEWATER SYSTEM) OF CHAPTER 1 (CITY UTILITY SERVICES) OF TITLE 6 (UTILITIES AND FRANCHISES) OF THE BEVERLY HILLS MUNICIPAL CODE AND RENUMBERING THE REMAINING SECTIONS OF ARTICLE 3 ACCORDINGLY

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

Section 1. The City Council of the City of Beverly Hills hereby finds as follows:

(a) The City Council is authorized pursuant to the California Health and Safety Code Section 5471 to prescribe, revise and collect rates and charges for water and wastewater services and facilities furnished by the City.

(b) The City Council wishes to modify the rates and charges for water services and facilities furnished by the City (the "water service charges") and the rates and charges for wastewater services and facilities furnished by the City (the "wastewater service charges"), as provided in Exhibit A.

(c) The City Council identified the parcels upon which the proposed water service charges and the proposed wastewater service charges would be imposed and calculated the amount of the proposed water service charges and the proposed wastewater service charges.

(d) The City Clerk caused a notice of the time and place of a public hearing on the proposed water service charges and proposed wastewater service charges to be mailed as required by Section 6 of Article XIID of the California Constitution.

(e) Each notice described the amount of proposed water service charges and proposed wastewater service charges, the basis upon which the amounts of the proposed water service charges and proposed wastewater service charges were calculated, the reason for the proposed water service charges and proposed wastewater service charges, and the date, time, and location of a public hearing on the proposed water service charges and proposed wastewater service charges.

(f) On February 20, 2024, the City Council conducted a public hearing on the proposed water service charges and proposed wastewater charges and heard and considered all objections and protests thereto. At the close of the public hearing, the City Council determined that written protests against the proposed water service charges representing a majority of the parcels that receive water service had not been presented and that written protests against the proposed wastewater service charges representing a majority of the parcels that receive wastewater services had not been presented, meaning there was no majority protest against the proposed water service charges or proposed wastewater service charges.

Section 2. The City Council hereby approves the water service charges and the wastewater service charges in the amounts and on the effective dates as provided in Exhibit A. The water service charges are subject to automatic adjustments for an additional five (5) years beginning on the effective date of this Ordinance that pass through to the water customers increases in wholesale water charges for purchasing water from the Metropolitan Water District if the wholesale charges for purchasing water are higher than the adopted budgeted costs. In addition, the Water Shortage Revenue Stabilization Factors set forth in Exhibit A, although not currently used, are approved for use (if needed) for an additional five (5) years beginning on the effective date of this Ordinance.

Section 3. The City Council hereby adds new Section 6-1-308 (Wastewater Service Charges) to Article 3 (Wastewater System) of Chapter 1 (City Utility Services)

of Title 6 (Utilities and Franchises) of the Beverly Hills Municipal Code to read as follows and renumbers the remaining sections of Article 3 accordingly:

"Section 6-1-308: Wastewater Service Charges

A. There is imposed a wastewater service charge for the receiving, transportation, pumping, treatment and disposal of wastewater through the wastewater system, and capital replacement costs pertaining thereto.

B. The wastewater service charge shall be charged to residential, commercial, governmental, industrial and other users of the wastewater system pursuant to article 1, "General Provisions Relating to City Utility Service" of this chapter. It shall have the following components as follows:

1. A fixed rate component, which shall be based on a user class to recover the City's fixed costs of service to that particular user class.

2. A variable rate component, which shall be based on estimated volume discharge of wastewater as determined by metered water usage and adopted discharge factors to recover the City's variable or flow related cost of service.

3. Wastewater strength component of low, medium, or high wastewater strength, shall be applied to commercial and industrial users. The strength component shall be based on the actual or estimated sewage strength using Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) criteria, and generally intended to recover the City's variable costs of collecting, transporting, pumping, treating and disposing of wastewater which exceeds residential strength. Classification of wastewater strength by commercial or industrial users are referenced below.

a. Low Strength (Range – BOD/ TSS: 0 to 250 mg/L (ppm))

Banks & Financial Institutions
Barber Shops/Hair Salons (Hair Cutting Only)
Post Offices/Government
Retail Stores
Libraries
Schools
Religious Buildings, Halls & Lodges
Offices (Business and Professional)

b. Medium Strength (Range – BOD/ TSS: 251 to 600 mg/L (ppm))

Bars & Taverns (w/o Dining)
Appliance Repair
Barber Shops/Hair Salons (Haircutting w/Add'l Treatments)
Dry Cleaners
Nail Salons
Pet Groomers
Commercial Laundromats
Tasting Rooms
Medical Offices/Hospitals (General, Cosmetic, Dental, Convalescent & Veterinarian)
Hotels, Motels, or Bed & Breakfast
Pools with Restrooms (Clubhouse)
Theaters
Warehouses
Car Washes
Gym or Health Club
Service Stations, Garages, Auto Repair Shops
Car Rental/Car Service
Mini Marts (w/o Dish Washer or Garbage Disposal)
Mini Mart with Gas Pumps – (w/o Dish Washer or Garbage Disposal)
Spa

c. High Strength (Range –BOD/ TSS: over 600 mg/L (ppm))

Restaurants
Coffee Shops
Ice Cream Parlors
Catering
Eatery
Juice Bars

Bakeries
Butcher Shops
Bars & Taverns (w/ Dining)
Grocery Stores or Markets
Mini Marts (w/ Dish Washer or Garbage Disposal)
Delicatessens

4. Commercial or industrial users may request to evaluate their wastewater strength for appropriate classification. The Director of Public Works, or his or her designated representative, shall evaluate the user's wastewater strength by using Section 6-1-308 (B)(3) user classification and/or estimated return to the wastewater system by the types of commercial or industrial users in the customer's premise.

5. The wastewater service charges shall be computed at the rates established from time to time pursuant to article 1, "General Provisions Relating to City Utility Service" of this chapter.

6. No wastewater service charge shall be made to any appurtenance, improvement, building, lot or property where there is no connection to discharge to the wastewater system.

7. No wastewater service charge shall be made to water use metered by an irrigation meter where none of the water use is discharged to the wastewater system.

8. The Director of Public Works, or his or her designated representative, shall have the power and duty, and is directed to enforce all the provisions of this Section 6-1-308, and shall provide such rules and regulations as are consistent with the provisions of said section and may be necessary or desirable to aid in the administration, adjustment and enforcement of said section."

Section 4. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 5. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: March 11, 2024
Effective: April 11, 2024

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
NANCY HUNT-COFFEY
City Manager

JEFF S. MUIR
Director of Finance

VOTE:
AYES: Councilmembers Nazarian, Vice Mayor Friedman, and Mayor Gold
NOES: None
ABSENT: Councilmembers Bosse and Mirisch
CARRIED

EXHIBIT A

Continue to Page 20

CONTINUE TO PAGE 20 >>

Public Notices

EXHIBIT A

1. Water Rates and Charges

A. Bi-Monthly Fixed Service Charges

Service Size	Current Charge	Proposed (All Customer Classes; Inside and Outside City)				
		7/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028
Water Meter Service Charges						
1"	\$53.51	\$53.51	\$58.64	\$59.81	\$61.01	\$62.23
1-1/2"	\$93.84	\$93.84	\$100.69	\$102.70	\$104.75	\$106.85
2"	\$142.24	\$142.24	\$151.15	\$154.17	\$157.25	\$160.40
3"	\$271.30	\$271.30	\$285.72	\$291.43	\$297.26	\$303.21
4"	\$416.50	\$416.50	\$437.11	\$445.85	\$454.77	\$463.87
6"	\$819.82	\$819.82	\$857.63	\$874.78	\$892.28	\$910.13
8"	\$1,311.71	\$1,311.71	\$1,362.26	\$1,389.51	\$1,417.30	\$1,445.65
10"	\$1,967.57	\$1,967.57	\$3,548.99	\$3,619.97	\$3,692.37	\$3,766.22
Fire Meter Service Charges						
<= 2"	\$29.73	\$29.73	\$30.32	\$30.93	\$31.55	\$32.18
2 1/2"	\$44.32	\$44.32	\$45.21	\$46.11	\$47.03	\$47.97
3"	\$64.56	\$64.56	\$65.85	\$67.17	\$68.51	\$69.88
4"	\$124.69	\$124.69	\$127.18	\$129.72	\$132.31	\$134.96
6"	\$340.52	\$340.52	\$347.33	\$354.28	\$361.37	\$368.60
8"	\$712.74	\$712.74	\$726.99	\$741.53	\$756.36	\$771.49
10"	\$1,272.63	\$1,272.63	\$1,298.08	\$1,324.04	\$1,350.52	\$1,377.53
12"	\$1,654.42	\$1,654.42	\$1,687.51	\$1,721.26	\$1,755.69	\$1,790.80

B. Bi-Monthly Quantity Charge Rates

Current Quantity Charge Rates			Recommended Quantity Charge Rates					
Tier Size	\$/HCF	Current	Proposed		Proposed		Proposed	
			7/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	
Inside City								
Single-Family/Duplex			Single-Family/Duplex					
Tier 1	0-26 HCF	\$3.65	\$3.65	0-32 HCF	\$3.75	\$3.83	\$3.91	\$3.99
Tier 2	27-48 HCF	\$7.12	\$7.12	33-48 HCF	\$6.36	\$6.49	\$6.62	\$6.75
Tier 3	49-86 HCF	\$10.48	\$10.48	49-83 HCF	\$10.52	\$10.73	\$10.94	\$11.16
Tier 4	86+ HCF	\$14.87	\$14.87	84+ HCF	\$14.94	\$15.24	\$15.54	\$15.85
Multi-Family			Multi-Family					
Tier 1	0-8 HCF	\$4.66	\$4.66	0-8 HCF	\$5.06	\$5.16	\$5.26	\$5.37
Tier 2	9+ HCF	\$13.31	\$13.31	9+ HCF	\$14.73	\$15.02	\$15.32	\$15.63
Commercial			Commercial					
			\$7.24		\$7.43	\$7.58	\$7.73	\$7.88
Water Reliability (all customers)			\$0.26		\$0.27	\$0.28	\$0.29	\$0.30
Fire Protection (all customers)			\$3.65					
Outside City								
Single-Family/Duplex			Single-Family/Duplex					
Tier 1	0-26 HCF	\$4.54	\$4.54	0-32 HCF	\$4.43	\$4.52	\$4.61	\$4.70
Tier 2	27-48 HCF	\$8.01	\$8.01	33-48 HCF	\$7.04	\$7.18	\$7.32	\$7.47
Tier 3	49-86 HCF	\$11.36	\$11.36	49-83 HCF	\$11.20	\$11.42	\$11.65	\$11.88
Tier 4	86+ HCF	\$15.77	\$15.77	84+ HCF	\$15.62	\$15.93	\$16.25	\$16.58
Multi-Family			Multi-Family					
Tier 1	0-8 HCF	\$5.55	\$5.55	0-8 HCF	\$5.74	\$5.85	\$5.97	\$6.09
Tier 2	9+ HCF	\$14.19	\$14.19	9+ HCF	\$15.41	\$15.72	\$16.03	\$16.35
Commercial			Commercial					
			\$8.14		\$8.11	\$8.27	\$8.44	\$8.61
Water Reliability (all customers)			\$0.41		\$0.42	\$0.43	\$0.44	\$0.45
Fire Protection (all customers)			\$4.54					

C. Water Shortage Revenue Stabilization Factors

Class	Revenue Stabilization Factors by Customer Class				
	Stage A	Stage B	Stage C	Stage D	Stage E
	Up to (5% Reduction)	Up to (10% Reduction)	Up to (20% Reduction)	Up to (30% Reduction)	Up to (50% Reduction)
Single Family	1.041	1.088	1.203	1.360	1.827
Multi-Family	1.018	1.038	1.081	1.129	1.361
Commercial	1.024	1.050	1.109	1.179	1.453
Irrigation	1.095	1.224	1.685	3.180	n/a

To be applied to the prevailing quantity charge rates in effect at the time of the shortage declaration, if needed

2. Water Rates and Charges

A. Bi-Monthly Fixed Service Charge and Quantity Charge Rates

Charge Type	Current Rates	Proposed				
		7/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028
Bi-Monthly Fixed Service Charge						
Single Family	\$87.38	\$77.92	\$68.46	\$59.00	\$49.54	\$40.08
Multi Family	\$87.38	\$77.92	\$68.46	\$59.00	\$49.54	\$40.08
Commercial - Low Strength	\$34.20	\$40.08	\$40.08	\$40.08	\$40.08	\$40.08
Commercial - Medium Strength	n/a	\$40.08	\$40.08	\$40.08	\$40.08	\$40.08
Commercial - High Strength	\$34.20	\$40.08	\$40.08	\$40.08	\$40.08	\$40.08
Quantity Charge Rate per hcf [1]						
Single Family	\$0.00	\$0.72	\$1.43	\$2.15	\$2.86	\$3.58
Multi Family	\$0.00	\$0.72	\$1.43	\$2.15	\$2.86	\$3.58
Commercial - Low Strength	\$4.74	\$3.58	\$3.58	\$3.58	\$3.58	\$3.58
Commercial - Medium Strength	n/a	\$5.24	\$5.24	\$5.24	\$5.24	\$5.24
Commercial - High Strength	\$7.08	\$6.95	\$6.95	\$6.95	\$6.95	\$6.95

[1] Quantity charge applied to sewer water use. Sewer water use is calculated as actual water use x Return to Sewer Factor.

Return to Sewer Factors are as follows:

Single Family = 52%

Multi Family = 90%

Commercial = 83%

Note: Customers with an irrigation meter will be charged 100% of their water use for the

OBITUARIES

Alan G. Sieroty

December 13, 1930 – March 16, 2024



Alan Gerald Sieroty passed away at home on March 16th, 2024, surrounded by his family and their deep love for him and the person that he was.

Sieroty spent much of his career in public service. He was elected to the California State Assembly in 1966, serving until 1977, when he was elected to the California State Senate. He retired from the Senate in 1982. He was a graduate of Stanford University and the USC Law School, where he endowed a lecture series focusing on civil liberties.

While in the legislature, Sieroty authored more than 100 bills, including such landmark legislation as the California Coastal Protection Act, the California Financial Privacy Act, the Dymally-Sieroty Children's Center Construction Act and the Art in Public Buildings Act. He was responsible for California's early disability access laws. He was active in the National Conference of State Legislatures and chaired its Arts Task Force. He created the California State Summer School for the Arts and served as a founding member on its Board of Trustees. He raised his voice loudly to protest harsh treatment by the LAPD in the 1960s and 1970s, and joined with the early pioneering leaders of Los Angeles' gay community in their fight for equal rights.

In tribute to his contribution to the California environment and his pursuit of coastal protection, the California Legislature honored Sieroty by naming a California State Beach on Tomales Bay in Marin County "Alan Sieroty Beach." Sieroty was also a former Chair of the City of Los Angeles Cultural Affairs Commission.

Born December 13, 1930, Alan Sieroty was a member of the prominent Los Angeles family that owned Eastern Columbia, an important retailer in the early 1900s in L.A. and the West. The business' crown jewel was the company store and headquarters in the Eastern Columbia Building at 9th & Broadway in downtown Los Angeles. This landmark art deco building, designed by Claud Beelman, was built in nine months in 1930 by Alan's grandfather, Adolph Sieroty. Alan remained active his entire life in the operations of Eastern Columbia Properties and Sieroty Company Inc., a real estate investment and development company based in Los Angeles, which is now owned and operated by the fourth generation of his family.

Sieroty was active in legal and philanthropic circles, and supported Democratic officeholders and candidates throughout the country. In an election cycle, his phone was constantly ringing. Even in the last days of his life, he was directing contributions to candidates around the country. Sieroty served with distinction on many non-profit boards including the Southern California American Civil Liberties Union, the Venice Family Clinic and the Liberty Hill Foundation. He was a founding member of the Progressive Jewish Alliance, an active supporter of the Jewish Federation of Greater Los Angeles, The Los Angeles Jewish Community Foundation, and an Honorary Board Member of Friends of Israel's Environment. Sieroty came to the financial rescue of many who needed his aid at a critical time in their lives. He loved artists, jazz, and the creative spirit, even going so far as to create the California Jazz Award to honor Benny Goodman. While modern art greatly inspired him, nothing moved him more than the natural world and the artists and works of the First Nation peoples of America and Canada.

One of Sieroty's proudest recent accomplishments was his and his family's work with Los Angeles Family Housing. They transformed a former motel into a new facility called "The Sieroty," which currently provides interim housing and will soon offer permanent supportive housing to 72 formerly houseless seniors in the San Fernando Valley.

Sieroty has been honored by a multitude of community and civic organizations, including a most recent recognition by Los Angeles Family Housing at its annual event.

Sieroty is survived by his longtime companion Michele Rakoff, his sister Beth S. Meltzer and her husband Dr. David Meltzer, Julia Meltzer & David Thorne, Eve Meltzer & Joseph Thometz, Joe Meltzer & Michele Asselin, Mark Chosak, Jaime Chosak Reiter, Jody Chosak Kennedy and many grand nieces, nephews, grandchildren and a community of friends who will forever honor his profound and sustained commitment to tikkun olam—"repairing the world."

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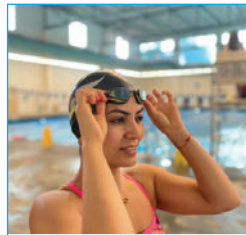
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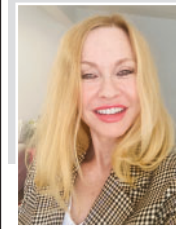
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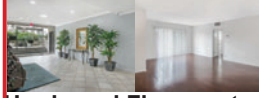
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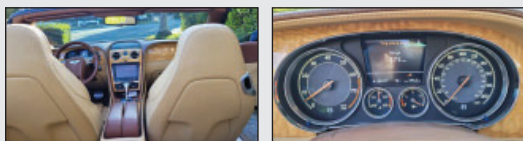
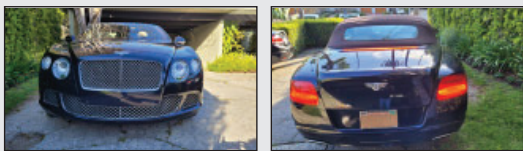
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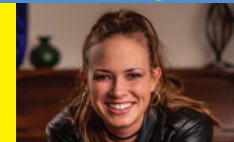
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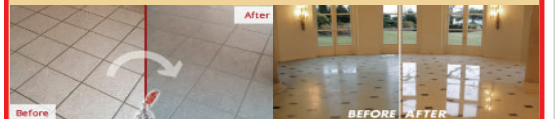
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