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THE WEATHER, BEVERLY HILLS

☀️ Friday	85° 65°
☀️ Saturday	83° 65°
☀️ Sunday	84° 67°
☀️ Monday	86° 67°
☀️ Tuesday	83° 67°
☁️ Wednesday	81° 66°
☁️ Thursday	80° 65°

Beverly Hills Reveals City Employee Vaccination Rates

BY SAMUEL BRASLOW

The City of Beverly Hills has released the results of a survey of city employees on their vaccination status. The results, obtained by the Courier, break down by department the percentage of inoculated individuals and also provide the reasons that unvaccinated individuals have not received the jab. The survey comes as firefighters within the Beverly Hills Fire Department (BHFD), the

least vaccinated department in the city, face a Sept. 30 vaccination deadline by the County Department of Public Health (Public Health).

According to the survey, 78% of Beverly Hills employees are fully vaccinated, meaning that they have received either two doses of the Moderna or Pfizer vaccine or the single dose of Johnson & Johnson. This number comes with several caveats, though. The

survey received responses from 670 of the city's 1,012 employees—a response rate of 66%.

(Vaccinated Employees continues on page 7)



The City of Beverly Hills released the results of a survey of vaccination status of city employees.

Beverly Hills Commissioners Serve as City's Eyes and Ears

BY MICHAEL WITTNER



New and former members of the Arts and Culture Commission. Photo courtesy City of Beverly Hills

Over the course of the pandemic, Lisa Kay Schwartz noticed that empty roads were causing bad habits like jaywalking, distracted driving, and running stop signs. She joined

the Traffic and Parking Commission in July.

As protests roiled the city last summer, Sharona Nazarian was fascinated by the city's installation of automated LED lights. Nazarian joined the Public Works Commission in January, inspired to help a department she said "supports the city's backbone" and "interfaces with every component in the city."

Beverly Hills citizens are always looking around and asking how to make their city more efficient, beautiful, fun, and safe. Seventy-two of them have chosen to join one of the city's 12 commissions as one way to accomplish that.

(Beverly Hills Commissioners continues on page 17)

BHUSD Mulls Additional COVID Policies

BY BIANCA HEYWARD

On Aug. 24, the Beverly Hills Unified School District (BHUSD) Board of Education considered implementing additional safety measures as more positive cases of COVID-19 are identified among students and staff. Following the Aug. 23 announcement from the Food and Drug Administration (FDA) approving the Pfizer-BioNTech COVID-19 vaccine for people ages 16 and older, the Board deliberated over policies such as mandatory COVID-19 testing for all students and mandatory COVID-19 vaccinations for all eligible students.

(COVID Policies continues on page 11)



NOW – SEPT. 6
SING FOR HOPE WITH CITY OF BEVERLY HILLS AND THE WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS

Sing for Hope partners with the City of Beverly Hills and the Wallis Annenberg Center for the Performing Arts in order to bring 16 artist-designed pianos to Beverly Hills parks and public spaces. The public can play, interact with, and enjoy the pianos, designed by Los Angeles-based visual artists. They will be placed throughout the city in areas such as Beverly Hills City Hall, Beverly Gardens Park, the Wallis Annenberg Center for the Performing Arts, Will Rogers Memorial Park, La Cienega Park, and Roxbury Park. At the conclusion of the program, the pianos will be moved in the fall to public schools across the greater Los Angeles area.

<https://singforhope.org>

NOW – SEPT. 10 FRIDAYS
THE MUSIC CENTER: “DANCE DTLA”
 7 - 11 p.m.

The Music Center’s free Friday night “Dance DTLA” series returns for dancing under the stars and in-person lessons. Designed for all ages and interests, the 18th season of this summer series offers five weeks of dancing and art-making workshops. “Dance DTLA” takes place on the Jerry Moss Plaza, and each Friday focuses on a different genre of dance. Top L.A. dance instructors provide lessons with steps that are easy to follow, so guests can practice the dance moves. Styles of dance range from Disco to Cumbia, Motown, Bollywood and Salsa, and each night features local DJ sets. No dancing experience is necessary. Select dates-Aug. 27 and Sept. 10-include free art-making workshops as well.

musiccenter.org/dancedtla

NOW – SEPT. 21
ACCA GALLERY PREMIERE: ARTIST SERIES BY DEBORAH MCNULTY

ACCA Gallery presents an artist series by Deborah McNulty. The exhibition of her original works includes her sculpted stick paintings, consisting of a different number of painted panels. Her subjects came to her world fully formed and absolutely pure. These works are bound to secure a place in art history as important precursors of Conceptualism and Minimalism.

<https://www.artistscorner.us/upcoming-exhibition>



AUG. 27 – 28
HOLLYWOOD BOWL: CARLOS VIVES WITH THE LA PHIL
 8 p.m.

Carlos Vives teams up with the Los Angeles Philharmonic, conductor Gustavo Dudamel and the orchestra on Aug. 27- 28. Vives is one of Latin America’s greatest performers and has become one of the most beloved musicians of all time by bringing the sounds of his home country of Colombia together with modern pop, R&B and rock. He has won 15 Latin Grammys and two Grammy Awards and has sold millions of albums around the world. The night will include anthemic songs and powerful performances.

<https://www.hollywoodbowl.com/events/performances/1258/2021-08-27/carlos-vives-with-the-la-phil>



AUG. 28
THE WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS’ SUMMER @ THE WALLIS: “TY TAYLOR: A SUMMER EVENING OF CLASSIC AND NOUVEAU STANDARDS”
 8 p.m.

On the outdoor stage at the Wallis Annenberg Center for the Performing Arts, acclaimed recording artist Ty Taylor, known for satiny jazz stylings with rhythm and blues roots, will perform, reflecting a time when life was lush and romance was king. He is the lead singer of the Blue Note recording group Vintage Trouble, which has opened for The Rolling Stones, Lenny Kravitz, Bon Jovi and more. He has been featured in Broadway shows, including “Joseph and the Amazing Technicolor Dreamcoat,” “Pippin,” “Grease” and “We Will Rock You.”

<https://thewallis.org/Taylor>



AUG. 28 – 29
THE FOUNTAIN THEATRE’S FLAMENCO AL FRESCO: “FOREVER FLAMENCO”
 8 p.m.

For two nights of heart-pounding, sizzling music and dance, “Forever Flamenco” returns to the Fountain’s new outdoor stage. Each performance is directed by a different artist, some of the most highly respected and best-known flamenco performers in Southern California, New Mexico, New York and Spain. On Aug. 28, the artistic director is Reyes Barrios, and Timo Nuñez is the featured dancer; on Aug. 29, the artistic director is Ethan “Emaginario” Margolis, and the featured dancer is Manuel Gutierrez. Tickets range from \$45- \$65, and guests must show proof of vaccination.

<https://www.fountaintheatre.com/>

AUG. 29
LEV EISHA HADASSAH: AN OUTDOOR FITNESS WALK AND PICNIC
 11 a.m. - 1 p.m.

Lev Eisha Hadassah offers an outdoor fitness walk and picnic on Aug. 29. Guests can move and groove on a guided fitness walk, reunite with Hadassah sisters and have fun surprises and outdoor prizes. Guests should also bring a picnic lunch. There will be an \$18 donation, which will support Hadassah. Guests must show proof of vaccination, fill out a waiver, wear a mask and adhere to social distancing.

<http://events.hadassah.org/leveishalive>



AUG. 29
GRAND PARK’S SUNDAY SESSIONS: “DEEJAY CLIFTON LEADS THE TURNTABLES AND GOES OLD SCHOOL SPINNING RARE FINDS”
 3 - 7 p.m.

As part of Grand Park’s last Sunday Sessions for the summer, DeeJay Clifton, Liz O., Riley More and Loopedropkid will spin an all-Vinyl set for the ultimate summer party soundtrack. The event will take place on Grand Park’s Performance Lawn, just north of Hill Street. It will feature Northern Soul, Funk and Disco. The free outdoor music and dance series provides a platform for local artists for Los Angeles’ music scene. Grand Park is partnering with Los Angeles County Department of Public Health in order to host a free mobile vaccination clinic during the event. Appointments can be scheduled, but walk-ups are encouraged.

<https://grandparkla.org/event/sunday-sessions-2021/>

SEPT. 1 – 4
THE BROAD STAGE: “BIRDS IN THE MOON”
 7 p.m.

The Broad Stage offers four performances of “Birds in the Moon” for its West Coast premiere. Directed by Elkhanah Pulitzer, the theatrical chamber opera is by Mark Grey and Júlia Canosa i Serra. It tells a story about migration and a search for a better world. The idea stems from a 17th century theory that birds migrated to the moon for the winter. In “Birds in the Moon,” a bird-mother, who is half bird and half woman, and her bird-child are forced to migrate due to global warming. The artistic team chose Santa Monica College student Joanna Hernandez to create commissioned artwork for part of the marketing materials, and The Broad Stage is providing prizes for student art pieces as selected by members of the artistic team. The performance takes place at Santa Monica Lot #27, the corner of 5th and Arizona.

<https://thebroadstage.org/>

SEPT. 2 – 19
EL CAPITAN THEATRE: MARVEL STUDIOS’ “SHANG-CHI AND THE LEGEND OF THE TEN RINGS”
 12 p.m., 3:30 p.m., 7 p.m., 10:30 p.m.

Shown in Dolby Vision Laser Projection and Dolby Atmos Audio Technology, “Shang-Chi and The Legend of The Ten Rings” will be offered by Hollywood’s El Capitan Theatre. Guests can see costumes from the movie and take a picture in a themed photo op. A special Opening Night Fan Event takes place on Sept. 2 at 7 p.m. Tickets are \$50 and include a reserved seat, popcorn tub, bottled beverage, Shang-Chi reusable bag, Opening Night Fan Event souvenir credential with a lanyard and a Brick Breakers collectible toy.

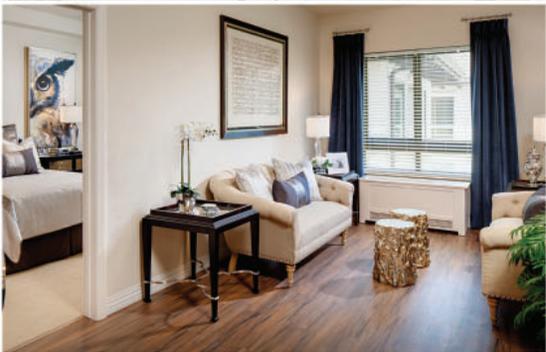
<https://elcapitantheatre.com/>

THE 39th ANNUAL MALIBU CHILI COOK-OFF
 SEPTEMBER 3rd - SEPTEMBER 6th

SEPT. 3 – 6
MALIBU CHILI COOK-OFF

The tradition of the Malibu Chili Cook-Off continues with amazing food, entertainment, DJ performances, rides and more. The event is presented by the Boys & Girls Club of Malibu, and all proceeds will benefit it. Sponsored by Barefoot Dreams and Alphapals, the cook-off will have a Barefoot Dreams Lounge for adults, including many beer and wine varieties. Tickets will not be sold on site, and all tickets must be purchased through advanced online sales only. Guests must adhere to COVID-19 protocols and rules, listed on the website.

<https://bgcmalibuchilicookoff.org/>



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Commercial Vacancy Rate Remains High in Beverly Hills

BY MICHAEL WITTNER

When asked to describe the commercial real estate situation in Beverly Hills, the outlook of some of its top brokers and stakeholders is warily optimistic. While retail and restaurants are picking up, especially in the Business Triangle, recent office sales in and especially outside the Triangle have been more sluggish.

The city's total office market vacancy rate was 16.8% for April, May, and June of 2021, almost double the 9.1% it was a year earlier, according to a report from commercial real estate analysts Costar provided by the city. Commercial rents are down 15% in the Business Triangle, Prime Properties Real Estate President Sep Melamed estimates, and the eviction moratorium has allowed many small businesses to go over a year without paying any rent.

But a number of city policies, coupled with the enduring allure of the Beverly Hills brand, has meant that demand for available commercial spaces is starting to outweigh supply. Promisingly, the Business Triangle expects to be fully occupied by the end of 2021, according to Houman Mahboubi, Jones

Lang LaSalle Los Angeles Executive Vice President.

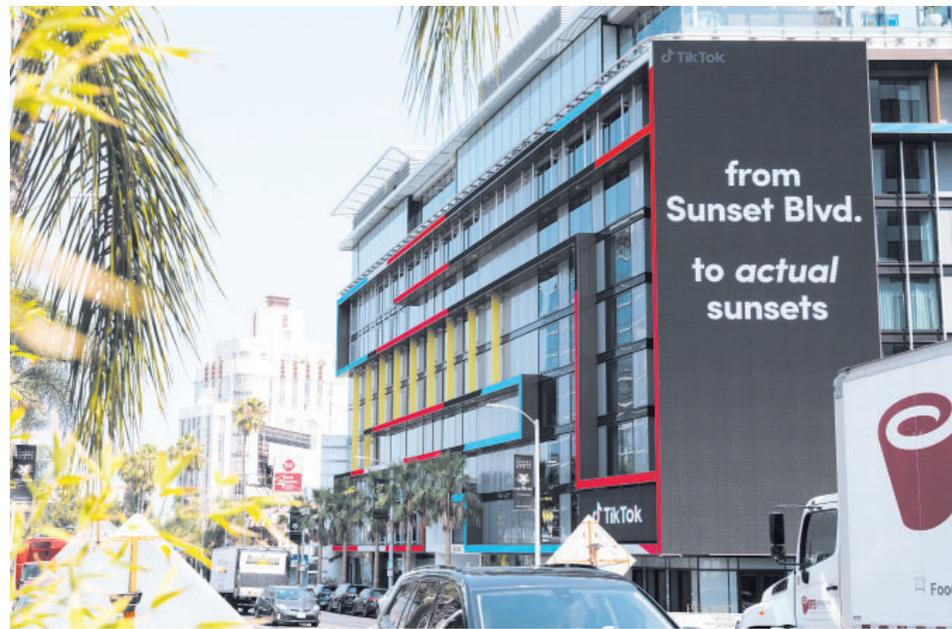
Mahboubi appeared more optimistic than wary when he gave a report at the Aug. 19 Property Owners Task Force Committee meeting, which was attended by Beverly Hills City Council Liaisons Julian Gold and Lester Friedman. Mahboubi even argued that in some respects, commercial real estate is in a better position than it was pre-pandemic, especially on North Beverly Drive, where half of the vacancies have been filled.

"The activity has been at an all-time high in terms of inquiries, surveys, interest and deals getting done," he said, citing the presence of a number of new brands and restaurants like Maple & Ash steakhouse, Guess, and salad chain Sweetgreen. By all accounts, the Golden Triangle is living up to its name.

(Commercial Vacancy Rate continues on page 12)

Electronic Billboard Proposal Worries Residents Near Sunset Strip

BY SAMUEL BRASLOW



Electronic signage on the Pendry West Hollywood hotel Photo by Samuel Braslow

An expansive electronic display proposed as part of the Sunset Jewel Box development on the Sunset Strip has raised concerns by neighbors fearful of its impact on their quality of life. The proposed development site sits at 9160-9176 Sunset Boulevard, the current location of the Hornburg Jaguar dealership, and is for a five-story mixed-use building that includes retail, dining, and office space. It includes a 13,900-square-foot "digital canvas" that would wrap around significant portions of the building, greeting east-bound visitors to the city as they enter the Sunset Strip.

Although the project has yet to reach the draft stage of its environmental review process, neighbors have started speaking out against the project's scale. "They want to put a huge electronic billboard on [the Sunset Jewel Box], which will shine into all of our apartments [and] ruin our view. This is a residential neighborhood, they've gone too far," Laurie Rodkin, who lives in the nearby Sierra Towers, told the Courier.

In addition to other residents from the Sierra Towers who spoke with the Courier, Rodkin is joined by the Doheny Sunset Plaza Neighborhood Association, which put out a "call to action" against the project in an Aug. 1 newsletter, urging residents to email City Council members and sign an online petition. As of press time, the petition did not have any signatories.

Another Sierra Towers resident, Paul Alan Smith, worried about additional distractions to drivers. Smith told the Courier he commuted via bike for years but had to stop because he saw more and more drivers texting behind the wheel. "We know what lights can do to people, they're hypnotic," he said.

According to the developer, West Hollywood-based real estate firm Faring, residents have nothing to worry about. He cited an initial study completed by the

City of West Hollywood and a lighting study commissioned by Faring from the architectural lighting and design firm Francis Krahe & Associates. Both studies found that the impact on the surrounding area would be "less than significant," according to the city's study, and in compliance with the city's strict rules dictating light intensity of digital signage.

"The project EIR closely examined our digital canvas and the analysis from credentialed experts confirms neighbors in the hills of Los Angeles will not experience any light trespass or glare," Jake Stevens, the project's spokesperson, told the Courier. Stevens additionally stressed that the signage would have sensors monitoring it 24/7 to ensure that it stayed within the proscribed limits.

Ellen Evans, President of the Doheny Sunset Plaza Neighborhood Association, has not had the opportunity to review the lighting study. Still, she expressed skepticism at its findings. "I can hardly believe that a 13,900-square-foot billboard isn't going to light up the neighborhood," she said.

For nearly as long as the Sunset Strip has attracted swarms of music-lovers, clubgoers, and various other diversion-seekers, it has also attracted advertisers to market products to them (not to mention the countless cars that pass through each day). The 1.5-mile belt of Sunset Boulevard stretching from Phyllis Street in Beverly Hills to Marmont Lane in Los Angeles boasts the densest concentration of billboards and tall wall signs on the West Coast, according to the city. The city describes the advertisements as "a key driver of the West Hollywood economy."

(Electronic Billboard continues on page 12)

Beverly Hills

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Mulholland Station Fire Captain Under Investigation

BY SAMUEL BRASLOW



Los Angeles Fire Department Station 108, where Capt. Cristian Granucci is stationed.

A video recorded by a Los Angeles Fire Department (LAFD) captain railing against COVID-19 vaccination requirements has sparked an internal investigation. The video was recorded by 31-year department veteran Capt. Cristian Granucci of Station 108, which resides in the Beverly Hills postal area on Mulholland Drive between Franklin Canyon Park and Coldwater Canyon Park.

On Aug. 23, Granucci uploaded a 12-minute video of Granucci was uploaded to the social media app Telegram. In the video, he decried the city's vaccine policy that requires city employees to either get vaccinated or submit to regular testing.

"I am done being silent on this matter," he said in the video, wearing a LAFD cap and shirt. "The vaccinations will come, and then after that, it will be a booster and another booster and another booster. And when will this end? When will this tyranny stop?"

In the video, Granucci claims that there are "hundreds" of other LAFD employees who have retained an attorney—"and he is a shark."

LAFD said in a statement that they learned of the video on the morning of Aug. 24. "While we respect the individual's right to his opinion, he is not authorized to speak on behalf of the Department. The individual is in uniform and appears to be on duty, thereby giving the impression that he is speaking in an official capacity," the statement said.

"Therefore, the matter has been submitted to our Professional Standards Division for investigation. The course of the investigation includes interviews and consultation with the City Attorney's office."

The Los Angeles City Council voted on Aug. 18 to require that city employees be fully vaccinated against the novel coronavirus by October, with exemptions granted for medical or religious reasons. Those exempt from the mandate must submit to regular testing.

Los Angeles Mayor Deputy Communications Director Alex Comisar defended the city's vaccine requirement in a statement to the Courier. "The vaccine requirement for city employees is in place to protect the health and safety of our

workforce and the broader public," he said. "The Mayor hopes that full FDA approval of the Pfizer-BioNTech vaccine will help reassure people that these vaccines are safe and effective—and he strongly urges any Angeleno who hasn't been vaccinated to get the shot right now."

Despite Granucci's dramatic claims, vaccine requirements have existed in some form since the founding of the country. George Washington famously forced his soldiers at Valley Forge to inoculate themselves against smallpox. In 1905, the Supreme Court upheld the right of states to mandate vaccination against smallpox or levy a fine against those who refused in *Jacobson v. Massachusetts*.

A three-judge panel of the United States Court of Appeals for the Seventh Circuit cited *Jacobson* when it affirmed Indiana University's right to require that students be vaccinated against COVID-19. Judge Frank Easterbrook, a prominent conservative jurist appointed by Ronald Reagan, wrote in the opinion that "vaccination requirements, like other public-health measures, have been common in this nation." Easterbrook's ruling was signed onto by two judges appointed by Donald Trump. Justice Amy Coney Barrett, herself appointed by Trump, declined to hear an appeal of the ruling, thereby upholding a lower court's ruling in favor of the university.

Additionally, every state and the District of Columbia currently require vaccinations for children to attend school. This, too, has withstood the scrutiny of litigation. In 1922, the Supreme Court ruled in *Zucht v. King* that a school district in San Antonio, Texas, could prohibit unvaccinated children from attending school. In that case, San Antonio had enacted an ordinance requiring students to show a "certificate of vaccination" to gain admittance to educational facilities. Justice Louis Brandeis pointed toward the *Jacobson* case in his opinion, which he said "had settled that it is within the police power of a state to provide for compulsory vaccination." ●

WeHo Elects New Mayor and Mayor Pro Tempore

BY SAMUEL BRASLOW



West Hollywood Mayor-elect Lauren Meister, courtesy of the City of West Hollywood.

The West Hollywood City Council selected a new Mayor and Mayor Pro Tempore on Aug. 16, electing Mayor Pro Tempore Lauren Meister as Mayor and Councilmember Sepi Shyne as Mayor Pro Tempore. The two will assume their new positions on Sept. 20 and serve extended terms through January 2023, after which point the positions will rotate on a January to January basis.

Like Beverly Hills, the city of West Hollywood appoints its mayor and mayor pro tempore (vice mayor, essentially) on a rotating basis. The position serves more of

a bureaucratic than an executive function, unlike the city of Los Angeles.

Horvath, who is seeking to replace outgoing County Supervisor Sheila Kuehl on the Board of Supervisors, nominated Meister and Shyne for their new positions, marking the first time a woman has nominated two women for the mayoral succession in the city's history.

Meister first joined the West Hollywood City Council in 2015 and is currently serving her second term. She previously served as mayor from April 2016 to May 2017. In her tenure as a council member, Meister has voiced support for maintaining the city's affordable housing stock, preserving parks and green space, and improving mobility options around the city.

Iranian-born Councilmember Shyne joined the City Council in 2020. She believes that she is the first openly LGBTQ Iranian elected to office anywhere in the world. Her dual experiences as gay and an immigrant led her to earn a legal degree and pursue civil rights advocacy on behalf of the LGBTQ community. ●



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Piano Profile: Chaz Guest

BY SAMUEL BRASLOW



Chaz Guest

Years ago—years before his paintings were in the White House or in the collections of Oprah Winfrey and other A-listers—Chaz Guest's son asked his father to create a superhero. Quite literally the next day, Guest said, the story and likeness of Buffalo Warrior came to him, the first superhero “born in the cotton fields.” Now until Sept. 6, it joins the City of Beverly Hills as a part of the Sing for Hope Piano program.

Beverly Hills currently hosts 16 upright pianos hand-painted by artists including Guest. Following their month-long stay in Beverly Hills, the pianos will go to underserved schools throughout the county, including Jordan High School in Watts, Vanalden Early Education Center in Tarzana, Montebello Gardens Elementary School in Pico Rivera, Dorris Place Elementary School in Elysian Park, View Park Preparatory High School in Hyde Park, and George Washington Carver Middle School in South Park.

The Sing for Hope Piano program began in New York City over 10 years ago and describes itself as the “country's largest annual recurring public arts project” with the goal of democratizing music. The

public can enjoy the pianos at Beverly Hills City Hall, Beverly Gardens Park, the Wallis Annenberg Center for the Performing Arts, Will Rogers Memorial Park, La Cienega Park, and Roxbury Park.

Guest's own piano shows characters and scenes from Buffalo Warrior's story. In an interview with the Courier, Guest recounted the origin of Buffalo Warrior. Born into slavery and freed following the Civil War, protagonist Booker Cooper finds purpose by enlisting with the Buffalo Soldiers, the Black regiments formed after the war. Out on duty one day, Booker gets separated from his group, winding up at the bottom of an open grave of buffalo. There, the spirit of a sacred buffalo saves his life and gives him the power to fight evil.

Apart from his son's request, Buffalo Warrior comes out of Guest's prior work, his celebrated “Cotton Series” of paintings depicting enslaved Black men, women, and children. Guest painted the series on American flags spun from pure Georgia cotton. The resulting portraits are searing indictments by virtue of the deep humanity of the subjects.

While Guest has never shied away from the thorns of American history, he has found that viewing slavery and its legacy through the lens of the superhero genre makes the subject more accessible. “It allows me to gently have a real conversation about what humanity is,” he said.

Guest loved superheroes growing up in the inner city of Philadelphia. But with decades to go before Hollywood broke ground with Black Panther, “the closest one to me was Hulk, because he was green.” After he left behind Philadelphia, Guest made his way to New York City, where he studied fashion illustration and design at the Fashion Institute of Technology. After that, he hopped across the Atlantic and worked in Paris as an illustrator for the haute couture magazine, Joyce.

Guest had established himself as an illustrator by the time he discovered his idiosyncratic style of painting with the help of his good friend and legendary alto saxophonist Kenny Garrett. Garrett invited Guest to paint on stage at a show in Japan in 1997 as Garrett and his band played.

“The music started weaving together and I didn't think anymore, I just started moving,” he said. In that moment, Guest

began developing his characteristic style of long, gestural lines dancing across richly textured surfaces.

Guest's work now lives in the homes of Barack Obama, who owns a portrait of trailblazing Supreme Court Justice Thurgood Marshall and himself, Oprah Winfrey, Angelina Jolie, jazz legend Herbie Hancock and filmmaker Tyler Perry.

Guest saw an opportunity in Sing for Hope to enrich the lives of children that, like when he was growing up, make do with less. “The thing that really got me in here was the fact that when I was in the inner city of Philadelphia, I was the only one of the three boys that enjoyed music and art. I had to witness the government snatching those programs out of my school at the time,” he said.

“I actually postponed my trip to New York to do this piano because I think it's very important that this piano winds up in school and they see this superhero coming from this little boy that was in the cotton fields. That's going to start to teach them their true narrative, not from a European perspective, but from an African perspective—the perspective of our true history that's not so often told correctly.” ●



Guest working on his piano All photos by Samuel Braslow



Guest and his piano at the Sing for Hope launch event

www.beverlyhillscourier.com

(Vaccinated Employees continued from page 1)

Respondents had between Aug. 9 and Aug. 15 to fill out the survey, which was entirely anonymous and voluntary, only identifying people by their department. Given the voluntary nature of the survey, it possibly overestimates the level of vaccination among city employees.

In the City of Beverly Hills, slightly over eight in 10 residents over the age of 12 have received at least one dose of the vaccine. A whopping 99% of residents 65 and over have received at least one dose.

Of the city departments, the Beverly Hills Police Department (BHPD) and the Beverly Hills Fire Department (BHFD) have the lowest level of vaccinated employees, with 64% and 63% respectively. For comparison, the department with the next lowest level of vaccination is finance, at 79% of employees. These results are in line with trends among other law enforcement agencies and fire departments across Los Angeles and the United States, raising concerns about the safety of those hired to keep the community safe.

Even while Beverly Hills has balked at instituting any employee vaccination requirements, city firefighters nonetheless find themselves subject to a county vaccine mandate. All BHFD firefighters are also certified as Emergency Medical Technicians (EMTs) or paramedics, which makes them subject to the Aug. 12 Public Health order requiring vaccination of healthcare workers in the county. The order mandates that all

healthcare workers receive their full vaccination by Sept. 30, only making exceptions for religious beliefs or medical reasons. Those exempt from the vaccine must wear masks and submit to regular COVID-19 testing.

The BHFD did not respond when asked what would happen to employees who did not comply with the rules. According to Public Health, "Each covered facility will be required to enforce the vaccine and testing requirements of their respective staff." Beverly Hills Chief Communications Officer Keith Sterling said the city is exploring whether the health order applies to BHFD civilian staff in addition to firefighters.

In a response to the report by BHPD Acting Captain Max Subin on behalf of both Police and Fire Departments, Subin told the Courier, "We work to provide Police and Fire Department staff members with the latest County health guidance as they make their decisions regarding vaccination."

Neither the BHPD nor the BHFD supplied the total number of COVID-19 infections in the departments.

"Since the vaccines were first made available earlier this year, the City has proactively communicated the most timely information to all employees," Sterling told the Courier. Sterling pointed to messaging the city had done for its employees on vaccine eligibility, in addition to a limited amount of vaccinations administered by BHFD in April.

Law enforcement agencies across the state have reported lower rates of vaccination than their surrounding communities, even as COVID-19 killed more officers

than all other causes combined in 2020, according to the National Law Enforcement Memorial and Museum. The Los Angeles Police Department (LAPD) reports that 52% of employees received at least one dose of the vaccine by July 21, according to the most recent data available provided to the Courier. Los Angeles County, by contrast, reported that 70% of residents had received at least one dose in the same time frame. Similarly, only 58% of the San Jose Police Department reported being vaccinated in June, compared to 68% of the region at the time.

The novel coronavirus has become the single most deadly threat for law enforcement officers in both 2020 and 2021, far outpacing deaths from other factors. On Aug. 3, Officer Becky Strong became the 10th LAPD officer to die due to complications of COVID-19.

The Los Angeles Fire Department (LAFD) has also lagged behind the city it serves in vaccination numbers. According to an LAFD spokesperson, only 54% of sworn members are fully vaccinated. (Interestingly, bucking the trend, the Culver City Fire Department told the Courier that of its 71 personnel, 93% are fully vaccinated.)

The Beverly Hills survey also organizes the objections and hesitations of those who have declined to get vaccinated so far. Most of the 145 unvaccinated employees who filled out the survey (30%) cited "Safety/Side Effects" as their primary reason for not being fully vaccinated, with 20% citing "Personal Beliefs" after that.

Sterling told the Courier that city employees could use supplemental COVID-19 paid sick leave provided by the state "to get the vaccine and recuperate from any side effects."

Public health officials have struggled with messaging around the coronavirus and the vaccine, in part owing to occasional missteps, but also because of the politicization of the vaccine and ubiquitous misinformation. While nearly one-third of city employees who have not been vaccinated cite safety concerns, the vaccines have shown themselves to be overwhelmingly safe.

The most recent data on public opinion toward the vaccine from the non-profit Kaiser Family Foundation shows that 67% of adults say they have received the vaccine. Of those who haven't received it, 14% say they will "definitely not" get vaccinated—a group that overwhelmingly reports not being worried about serious illness from the virus. Three fourths of those who say they will "definitely not" get the vaccine also say that the vaccine represents a greater risk to their health than the novel coronavirus, which has killed over 630,000 Americans. ●

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Commissions Approve Jean-Michel Basquiat Outdoor Gym

BY MICHAEL WITTNER



Preliminary rendering of the Basquiat fitness court Image courtesy National Fitness Campaign

Beverly Hills parks already have courts for basketball. But at some point next year, one park may have a fitness court with a Basquiat wall.

The Arts and Culture and Recreation and Parks Commissions voted on Aug. 10 and

Aug. 24, respectively, to bring to Beverly Hills a full-service outdoor gym anchored by a large mural wall adorned with one of the fiery, frenetic, provocative paintings of the late neo-Expressionist megastar Jean-Michel Basquiat.

Arts and Culture Commission Council Liaisons John Mirisch and Lili Bosse were supposed to vote on Aug. 25 on whether to move forward with a feasibility study, but the meeting was postponed until an unknown date. If they sign off, city staff will work with the sponsoring National Fitness Campaign (NFC) to determine possible locations and ways to raise the \$220,000 it will cost to install and purchase the fitness center and lease the Basquiat art for five years.

After all the necessary studies and signatures, an NFC crew will be able to install the gym and the art in just four days. At that point, Beverly Hills will become the first city on the West Coast to host a Basquiat court, and just one of 10 cities across the country invited by the NFC to consider one.

“I really like the idea that this would be the first of its type, like how we brought Sing for Hope to the West Coast,” Arts and Culture Commission Chair Deborah Frank said. “Since we are a visionary city, this to me would be phenomenal to be out front and different than any other city in California.”

The project is organized, licensed, and installed by the National Fitness Campaign; a San Francisco-based nonprofit dedicated

to promoting accessible fitness. Since 2012, the NFC has built over 500 identical outdoor fitness courts throughout the country, with the purported goal of eventually placing one within a 10-minute bike ride of every American.

In recent years, the NFC expanded its mission to “build an outdoor art gallery across the country,” as NFC Public Art Campaign Director Gloria Cox told the Arts and Culture Commission. A centerpiece of that mission is its Signature Series, which each year works with a different artist or their estate to license their art and affix it to gyms in 10 select cities each year. In 2021, that signature artist is pop graffiti star Keith Haring, and his famous acrobatic chalk outlines are currently watching other bodies contort at eight locations across the country.

This year, NFC chose Haring’s friend Jean-Michel Basquiat, the iconoclastic, countercultural New York artist who died in 1988 at just 27 years old.

(Outdoor Gym continues on page 12)

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The Marketplace

BY MICHAEL J. LIBOW



Beverly Hills



NEW X | BY APPOINTMENT

910 N. Roxbury Drive \$17,895,000
Gracious updated 2sty Tradit estate. 6BD 5.5BA. Den, office, famrm. GuestHs. Wd flrs, French drs. Over 24,000 sq ft lot. Curb appeal. Most desired 900 block in BH.

BHPO



BY APPOINTMENT

1261 Tower Grove Drive \$16,500,000
Secluded and sophisticated Contemporary Villa down long private drive. Panoramic city/ocean views. Grand scale. X-hi clngs. 4BD 5.5BA. Pl/spa/motorcrt. Near 1acre.

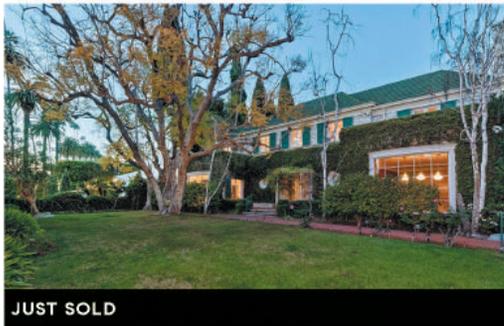
Holmby Hills



BY APPOINTMENT

10101 Sunset Boulevard \$14,995,000
The Castle - 1st time for sale. Custom built gated French Chateau. 8,100+ sq. ft. Over 1/2 acre lot. Parking galore. X-hi clngs. Entertainer's dream.

Beverly Hills



JUST SOLD

702 N. Beverly Drive \$12,500,000
Trust Sale - 1st time avail in 46 years. Grand classic Paul Williams 2sty Trad 5BD 5.5BA. Amazing details. Near 29,000 sq ft x-deep coveted corner lot. Pl, GH, office.

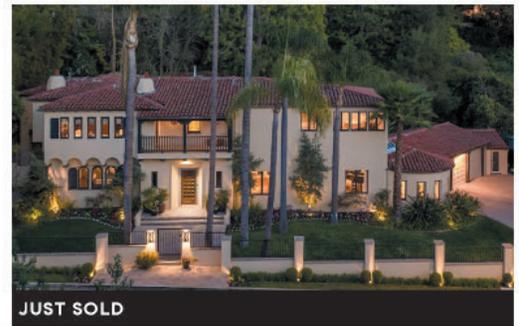
Beverly Hills



JUST SOLD

507 Walden Drive \$8,299,000
Stunning sunlit 2007-blt 3-lvl Modern. Hi clngs, glass walls, wd flrs. 5BD 5.5BA. Sep office & fam rm. Direct-entry garage. Lower lvl entertaining/bar. Pl/spa/lawns.

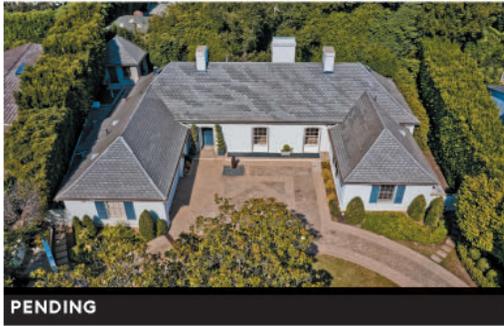
Beverly Hills



JUST SOLD

1130 Tower Road \$6,895,000
Stately 2sty gated updated Spanish estate. 4BD 4.5BA + outdoor guest unit. Sunlit rms with hi clngs. Period detail. Lawns, patios, hillside gardens.

Little Holmby



PENDING

424 Comstock Avenue \$4,880,000
Trust Sale. Pristine glam 1sty French Trad. 3BD 3.5BA Sunlit rms. Super hi clngs. French drs. Great rm. Bonus rm/ba outside. Endless potential. Coveted road.

Beverly Hills



NEW X | OPEN SUNDAY 2-5PM

106 N. Oakhurst Drive \$4,680,000
Immac grand 1990-blt 2sty gated Contemp Med. Near 4,700 sq ft. Sunlit rms. 2sty entry & liv rm. 5BD 4.5BA. Huge fam rm. Pl/patios/mature foliage. Deep lot.

Beverly Hills



JUST SOLD

454 El Camino Dr \$4,380,000
All redone 2sty Contemp Spanish. 4BD 4.5BA Sunlit rms. Hi clngs. Beaut wd flrs. Ultimate open flow kitch/fam rm. Saline pl/spa. Patios. x-quiet road

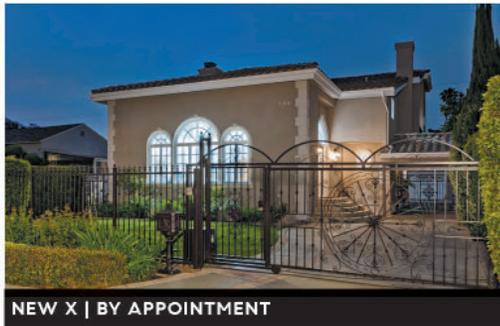
BHPO



NEW X | BY APPOINTMENT

1937 N. Beverly Drive \$3,795,000
Elegant 2sty Tradit on double lot. Quiet flat lower BHPO road. Over 5,700 sq ft. 5BD 4.5BA. 2 mstrs. Mammoth great room up. Studio. Office. Study. Curb appeal!

Beverly Hills



NEW X | BY APPOINTMENT

138 N. Carson Road \$3,795,000
Spacious 1990 2sty gated Contemp Med. Prime quiet street N. of Wilshire. 4BD 4.5BA. Fam rm. Mstr w/office/balc. Lwr lvl rec rm. Roof deck.

Beverly Hills



NEW X | SECOND OPEN SUNDAY 2-5PM

244 S. Camden Drive \$3,675,000
Trust sale. 1st time avail in 62 years. Classic 2sty courtyard Spanish. Sunlit. Period details. Over 3,700 sq ft. 5BD 3.5BA. Sep den & fam rm. Unlimited potential.



Michael J. Libow
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michaeljlibow.com
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COMPASS



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, September 14, 2021 at 7:00 p.m., or as soon thereafter as the matter may be heard**, will hold a public hearing to consider:

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS AMENDING THE COMPREHENSIVE SCHEDULE OF TAXES, FEES & CHARGES TO ADD A ROOFTOP DINING PERMIT APPLICATION FEE FOR THE FISCAL YEAR 2021-22

The fee resolution would amend the comprehensive schedule of taxes, fees, and charges for Fiscal Year 2021-2022 to include a new fee for the processing of a "Rooftop Dining Permit" application request. The Rooftop Dining Permit is a discretionary entitlement that allows rooftop dining uses on certain properties located in the C-3 Commercial Zone in the Business Triangle area of the city, upon review and approval.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

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

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

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

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

HUMA AHMED
City Clerk

 If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, September 21, 2021 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, will hold a public hearing to consider:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE IN LIEU PARKING REGULATIONS AND PARKING REQUIREMENTS FOR RESTAURANT USES, AND TO AMEND PRIVATE TRAINING CENTER REGULATIONS

The proposed Ordinance would amend various sections of the Beverly Hills Municipal Code (BHMC) to amend existing parking regulations for restaurants, as follows:

- Reduce the parking requirements for restaurant uses, with varying requirements for restaurants located inside and outside of the Business Triangle;
- Reduce the fees for the In Lieu Parking program for restaurant uses; and
- Change the review process and eligibility criteria for restaurants participating in the In Lieu Parking program to allow restaurants to utilize the program more easily.

These changes are generally consistent with the regulations enacted in Interim Urgency Ordinance No. 19-O-2796 by the City Council in December 2019. In addition, the City Council will consider the Planning Commission's recommendations regarding proposed changes to regulations pertaining to private training centers, which are boutique-type fitness uses. The Planning Commission's recommendations will be included in the draft ordinance presented to the City Council at this meeting. These proposed changes may include, but are not limited to the following:

- Reductions to parking requirements for private training centers, with varying requirements based on the size of the private training center and location either inside or outside of the Business Triangle;
- Allow private training centers up to a certain size to be permitted by-right or through a Conditional Use Permit (CUP) inside and outside of the Business Triangle;
- Allow private training centers on the ground floor of the Business Triangle, and allow visible exercise areas for private training centers on the ground floor of the Business Triangle;
- Replace the maximum student-to-teacher ratio limit with a limit based on total attendees, and allow up to 30 attendees in a private training center at any one time, and a maximum ratio of 1 person per 100 square feet of floor area, not including the class instructor; and
- Require that any private training center located on the ground floor provide a retail and reception area with a minimum 5% of floor area dedicated to retail uses, and a minimum 10-foot setback from the store façade for any exercise area.

ENVIRONMENTAL REVIEW

The proposed Ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the Ordinance appears to be exempt from CEQA regulations, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, which is applicable to projects for which it can be seen with certainty that there is no potential to have a significant effect on the environment. In addition, the draft ordinance appears to qualify for a Class 5 Categorical Exemption (Minor Alterations in Land Use Limitations) in accordance with the requirements of Section 15305 of the State CEQA Guidelines, which is applicable to projects with minor alterations to land use limitations in areas with an average slope of less than 20% and do not result in changes to land use or density. Since the proposed Ordinance may include changes to regulations pertaining to restaurant and fitness uses, these exemptions are applicable, and the City Council may find the Ordinance exempt from further review under CEQA pursuant to Sections 15061(b)(3) and 15305.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

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

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BHUSD Board Members on Aug. 25

(COVID Policies continued from page 1)

After a lengthy debate, the Board advised staff to bring back policy related to mandatory testing but stopped short of mandatory vaccines—for now. “I don’t know that I can force that on people that are not willing, and then say they can’t come to a public school,” Board President Rachelle Marcus said of a potential vaccine mandate. “That’s something that makes me very uncomfortable.”

While the Board did not unanimously agree on what measures should be implemented to protect students and staff from the virus, it was clear only that additional safeguards are needed and soon. Parents, too, inundated the public comment period of the meeting, equally making a case for and against compulsory testing and vaccinations.

On Aug. 25, just nine days into the new school year, the District reported 11 positive cases of COVID-19 among students, and two among staff. Of the 10 students who tested positive, nine were at the high school and two at Horace Mann Elementary. Of the staff who tested positive, one was at the high

school and the other at Horace Mann.

“Between positive cases and the close contacts, that’s 172 disruptions in eight days...no matter where you are or what side you’re on, in eight days, we’ve had 172 disruptions in our classrooms,” BHUSD Superintendent, Dr. Michael Bregy, said. “And that’s disruptive to the entire class. So, our responsibility is to mitigate those disruptions and get back to what we’re supposed to be doing, and that’s providing a high-quality education, and you can’t do that in an environment where you keep getting kids in and out of classrooms.”

Currently, BHUSD does not mandate regular testing or vaccinations, but testing is in place for students who become symptomatic in class. However, the District does offer free daily COVID-19 rapid antigen testing for all symptomatic and non-symptomatic staff and students at various school sites between 7:30 a.m. and 4:30 p.m.

While all Board members agreed that more and potentially obligatory testing would be essential to mitigate the spread of the virus, the cabinet did not reach a conclusive consensus around mandatory vaccinations for the eligible student population.

Fearing a potential onslaught of legal issues, Marcus said “I would love, in a perfect world, to require everyone to get tested. I would require everyone who’s eligible to get vaccinated.”

Marcus later elaborated her thoughts for the Courier. “I am 100 percent in favor of mandatory and weekly testing because

I believe we, as a school district, have the legal right to demand that our students to be tested for the health and safety of all our students, faculty, staff, and the overall community at large.” She added, “The multitude of legal issues surrounding compulsory vaccinations, however, makes me less likely to support this approach until such time that we are assured that we will not be facing costly legal battles which will take money out of our General Fund to litigate. Culver City Unified has not yet seen the onslaught of legal claims from parents who oppose this mandate. If other districts felt that these lawsuits would fail in a court of law, I believe we would see many more school districts passing a mandatory vaccine requirement. I strongly believe we need to continue to educate our community about the life saving protections, to a scientific certainty, that vaccinations provide, and to encourage everyone eligible to get vaccinated,” said Marcus.

At the high school level, if a vaccinated student is asymptomatic but tests positive for COVID-19, they can remain at school with a mask. Unvaccinated students who test positive are immediately isolated. “We can impress upon people the importance of being vaccinated, to prevent that type of thing,” Marcus said. “The community needs to wake up and find out that if they want to keep their kids in school, they’ve got to do these things.”

Sympathetic to parents who are concerned about lack of data testing, Board Member Dr. Amanda Stern said: “I stop short

of mandating a vaccine at this time.”

“I would be open to having mandated vaccines,” said Board Member Mary Wells. “But I feel like we need to have a better understanding of what that means for us from a legal standpoint and liability standpoint. So, I would be open to having direction to understand that.”

“Whatever adjustments can be made to our testing procedures to help eliminate the number of cases and protect our students and keep our education consistent, I will get behind,” added Board Member Noah Margo.

The one Board member who took an unequivocal stance was Tristen Walker-Shuman. “We need to do compulsory testing,” Walker-Shuman said during the meeting. “In my opinion, we should mandate vaccines for 16 plus. I believe that’s going to happen in the next month anyway.” Walker-Shuman voiced that she would like to see district wide compulsory testing in place by Sept. 15 and mandatory vaccinations in place by Sept. 30. Walker-Shuman maintained that everyone, regardless of vaccination status, should be tested on a regular basis.

As positive COVID-19 cases inching up each day in the District, the Board is uniform in their resolve to keep students healthy and inside the classroom. While the issue of mandatory vaccinations has been pushed back, another layer of protection in the form of expanded testing is in the works. In closing, Bregy said: “We need to get going on the policy writing of that so that we can bring that back to the Board of Education.” ●



wellness wednesdays

Join Mayor Bob Wunderlich for 'Wellness Wednesdays,' a Mayoral Initiative that aims to inspire community members to get outside and participate in exercise classes, enjoy wholesome food options from local businesses and incorporate wellness into their lives.

9-1-21 at 8am
City Hall
455 N Rexford Dr.
Beverly Hills, CA 90210
(Meet at Crescent side of City Hall)

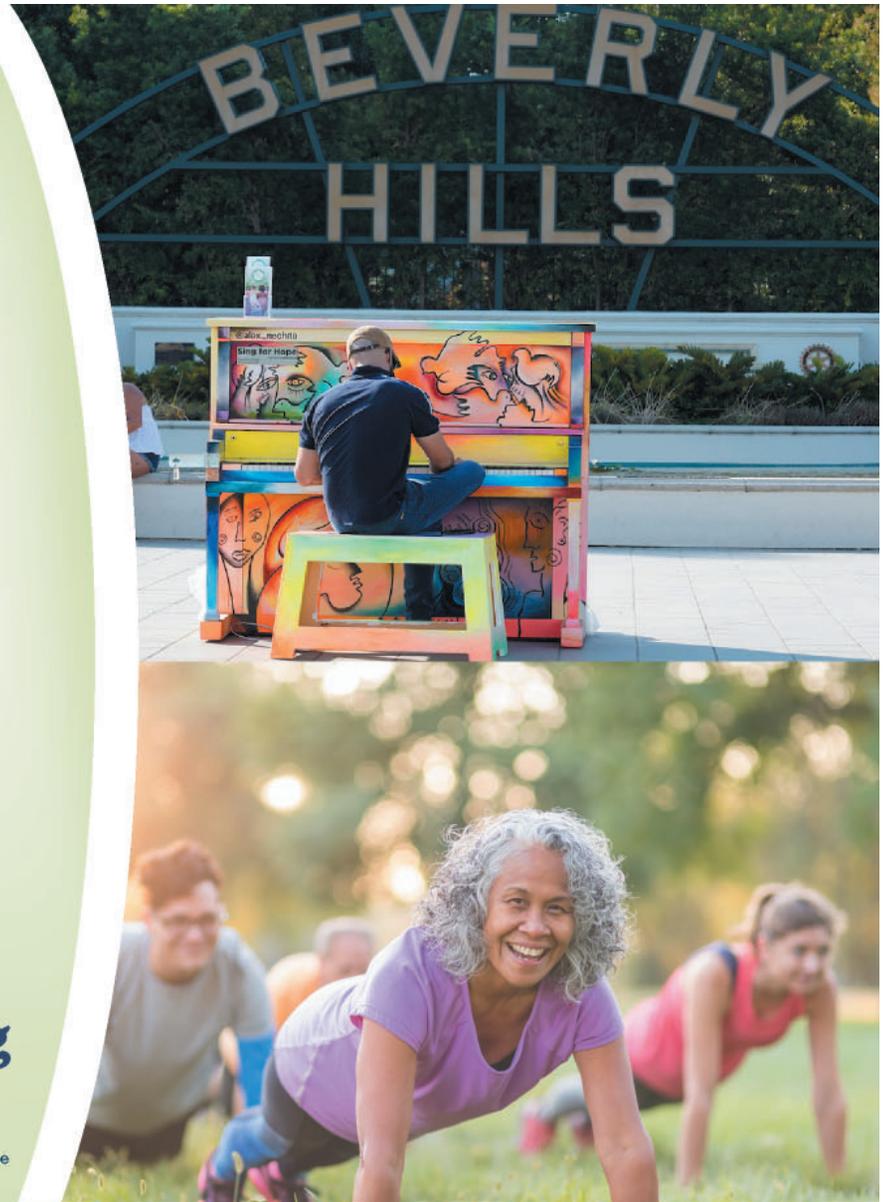
Sing for Hope
Piano
Walking Tour

*Walking map available online

9-8-21 at 8am
Roxbury Park
471 S Roxbury Dr.
Beverly Hills, CA 90212
(Meet near basketball courts)

Total Body
Conditioning

*Please bring your own mat, towel and water bottle



beverlyhills.org/wellnesswednesdays | Questions can be directed to 310-285-1014 | #BHHealthyCity

(Commercial Vacancy Rate continued from page 4)

“Generally speaking, if you look at each area of the Triangle, whether it’s Rodeo Drive, which by the end of this year will have no vacancies, or Brighton Way, which is making a return, Little Santa Monica, South Beverly Drive, Wilshire – there’s so much activity on so many levels, whether it’s lifestyle, fashion brands, fitness, restaurants, food, a lot of service, wellness and art galleries have made a huge comeback,” Mahboubi said, claiming that Beverly Hills is “by the far the most in-demand on many levels.”

“Some of the major brands have seen exponential increases, and that has resulted in their corporate offices seeking spaces – much bigger spaces,” said Kathy Gohari, president of the Rodeo Drive Committee, noting the proliferation of creative pop-ups she has seen in the Triangle. “They’re spending money any way they can on the street with activations, with any kind of extra activity that could promote more business that they’re already getting. Certain businesses who are not as lucky with extra business are still coming up with different marketing – they’re contacting us to help them come up with new ideas.”

For this surprising turnaround, Mahboubi credits OpenBH, a city program allowing businesses to expand into the public areas without paying Special Event Permit fees that has been extended until the end of 2021. He also praised the 2020 Mixed Use Ordinance, an amendment to the city’s General Plan that allows for mixed residential and commercial development in designated zones.

“Everyone is so excited about developments, expansion, and really being open to creative and innovative new ideas,” he said. “The city has outlined mixed use, the Purple Line is coming forth, One Beverly Hills, there is so much happening. Also on Wilshire a lot of mixed-used projects are moving forward, including more office space that’s being built ... it’s a very comprehensive, healthy situation.”

Dar Mahboubi, owner of the House of Bijan and developer of the Rodeo Collection, also credited the city’s tougher stances on crime and homelessness. “The relative success of our city in terms of not having too much visible homelessness, camps and sidewalk benches and parks getting occupied by homeless people, which prospective tenants, especially the Europeans I’ve been talking to, seem to value that aspect of Beverly Hills,” he said.

The situation is a bit less golden outside the Triangle, especially for office space, according to Prime Properties President Sep Melamed. “We were having the activity pick up, but with the Delta variant, it’s slowed a lot of activity in the city,” he said. “A lot of businesses still have 25 to 50% of their workforce still working from home. Usually June, July, and August tend to be the slowest leasing months, but it was picking up March, April, May, but it slowed down again.”

According to CoStar, office rents in Beverly Hills Q2 are averaging \$5.69 per square foot, down from \$5.87 in Q2 of 2020, and \$5.74 in Q2 of 2019. Melamed told the Courier that office rates in the Triangle are averaging \$4.50 to \$6 per square foot, and \$3-4 outside the Triangle.

Melamed said that sales are inching up again and expects a better fall season, but

it would be premature to make any definite pronouncements before the end of Quarter 3, especially given the Delta variant. “Retail is rebounding, but on the office side people are a little bit more careful,” he told the Courier, noting that many firms are considering permanently downsizing in favor of expanded telecommuting options.

While Mahboubi said that Beverly Hills was outperforming its neighbors in terms of retail and restaurant space, Melamed said that most of the new office space is being leased in Century City skyscrapers. “Century City has seen enormous increases in rents, mainly because they have large blocks of spaces, and a lot of the financial companies and law firms are expanding at a very large rate,” he said. “A lot of tenants would love to be in Beverly Hills, but our biggest challenge is that there’s not a lot of large, contiguous space with great views. There’s a lot of great buildings, and as Houman brought up, there’s a couple new developments on Wilshire that are really helping.”

Melamed said that the fastest growing office space in the city are high-end medical offices, which he credits to a November 2020 urgency ordinance that removed several major restrictions to opening medical space, with the idea of filling vacancies with newly-critical medical expertise. The ordinance, which is set to expire in October unless the Council votes to renew it, has resulted in 16 requests to convert existing office space into medical space, according to a city staff report. Six have been completed, resulting in 9,860 square feet of new medical floor area, while 10 requests, totaling 34,600 square feet, are still pending.

Prior to the ordinance, medical offices constituted 20% of the city’s commercial building spaces, and the ordinance has led to a roughly 3% increase, according to the staff report. According to Melamed, medical rates average \$5.50 per square foot outside the Triangle and \$7 per square foot within the Triangle.

To remain competitive, many landlords have used vacancies to renovate, according to Melamed. Sam Hakim, president at S2 Squared Properties, suggested expanding the newly-passed Rooftop Dining Ordinance beyond the Business Triangle, and investing in South Beverly Drive as a potential new commercial hub. Councilmember Lester Friedman noted that after over 30 years, he is moving his law practices from the Triangle to South Beverly Drive.

In light of OpenBH parklet taking up parking spaces, Hakim also advocated the city investing in valet services.

“In the past you had some valet assist stations throughout the city. Another option is, can the city subsidize maybe in a tax form with landlords to offer valet to the public to help people get into these businesses that are now open,” Hakim asked.

Todd Johnson, President and CEO of the Beverly Hills Chamber of Commerce, also endorsed the medical rule modifications and the possibility of easing parking restrictions. “The Chamber is excited about all the leasing activity in Beverly Hills which is a strong sign that our economy is doing well and that Beverly Hills continues to be a big draw for new companies,” Johnson said. “Johnson told the Courier in an email. “The Chamber appreciates the actions taken by the City during the pandemic to support businesses and continuing its current work,

(Electronic Billboard continued from page 4)

As the Sunset Strip has moved into the 21st century, West Hollywood has rolled out plans to incorporate electric signage across the iconic thoroughfare. The city updated its policies on advertising along the corridor in 2019, dividing the Strip into seven zones with a set number of digital signs allowed in each. The updated policy envisions the digital billboards as a public-private artistic collaboration and encourages each project to use “innovative media formatting” and act “as a good neighbor to surrounding area by limiting light spill-over and visual intrusion.”

Electronic billboards cost less for advertisers, allow for greater flexibility, and also generate more revenue for the city, with each billboard netting West Hollywood \$500,000 a year. In addition to tax revenue, the city also requires that digital billboards grant the city “17.5% of programming time for art or civic announcements.”

The policy includes rules dictating the brightness of digital signs during different times of day and different light conditions. From sunrise until 20 minutes before sunset, signs may not exceed a brightness of 6,000 candelas per meter squared. (A candela is

the unit measuring the intensity of light; a single wax candle produces one candela and a 25-Watt fluorescent bulb puts out 135 candelas.)

From sunset until 20 minutes before sunrise, billboards must turn the brightness down to 300 candelas per meter squared. From 2 a.m. until sunrise, digital signs may not display animated content or moving patterns. Additionally, the light from any signs may not exceed 1.4-foot candles at any nearby residential properties, which is the equivalent of the light of roughly 1 1/2 candles as measured at the zoning line.

This is not the first time that the city’s electronic ambitions have created friction with residents. The city’s pilot electronic billboard, a 64-ft.-tall installation at 8775 Sunset Blvd. called the Sunset Spectacular, generated complaints shortly after its debut in April. However, the city approved the project prior to updating the digital signage in 2019.

According to the initial study, the city expects construction to begin in December 2022 and wrap up by 2024, pending approvals. ●

(Outdoor Gym continued from page 8)

Basquiat’s work uses drawing, poetry, and painting to explore race, class, colonialism, sex, gender, poverty, and wealth (thorny, adult themes that Recreation and Parks Commissioner Alissa Roston wondered would be appropriate for children.)

Basquiat sold his first painting to Debbie Harry for \$200 in 1981, but his paintings have sold for as much as \$110 million in recent years.

But the NFC is offering Beverly Hills a five-year lease to that art at a relative discount: for \$220,000, the city will get access to the court in perpetuity, installation of all art and fitness equipment, and support with sponsorship and fundraising. The 38’ x 38’ concrete slab on which the equipment will be placed is not included, but Cox said sometimes concrete companies donate the slab in-kind. The city would also be responsible for equipment maintenance, but Cox said that light maintenance typically adds up to around \$500 a year.

After five years, the graffiti-proof film will be rolled up and returned to the Basquiat estate. At that point, the city will have a few options: it could lease another featured artist for five years for around \$25,000 for five years, work with the NFC and the Basquiat Estate to purchase another Basquiat license for \$10,000 a year or select a local artist. If the city vouches for the local option, the city will pay \$25,000 for design, production, and installation, and NFC will provide a \$5000 grant to the artist. Finally, the city could opt for the standard blue wall seen at most of the current 500 locations,

which would cost \$10,000.

While not \$110 million, the costs are not insignificant. With fundraising assistance from the NFC, the city could raise the money through a combination of donations, sponsorships from health care and fitness organizations, and the General Fund.

Commissioners also wanted to know who would supervise the equipment (the ADA-compliant structure would be monitored like any other city playground, though it would only be available to people 14 or older), the size of the court (38’ x 38’), the capacity (30 people, without social distancing), and most pressing, where to put Basquiat and his balance beams.

“I think discussion of any parks will get us into hot water right now, so I’m going to demure,” Community Services Director Jenny Rogers replied to Arts and Culture Commissioner Stephanie Vahn. “What we want to do is get direction today that you love it, and let’s find a location that’s not going to be controversial.”

All Commissioners did seem to love it. “I think the outdoor aspect is of course phenomenal at this time, so to me this is a perfect fit for the city and combining it with art is so creative and unique,” said Arts and Culture Commissioner Karla Gordy Bristol, who noted that she produced an entire talk show about Basquiat. “And not just any art, to select such a phenomenal artist with a great legacy is something that I think is extra special.” ●

including evaluating lower parking requirements, modifying medical office rules and attracting new businesses.”

Gohari recommended landlords keep their vacant storefronts as clean as possible, and put signs in the windows to advertise upcoming businesses, just like new tenant Ferrari has done. Meanwhile, the Next Beverly Hills Committee has teamed up with the Arts & Culture and Human Relations Commissions on the Visions of the Future project, which is enlisting local artists to create pop-up installations on vacant

storefront windows downtown.

Without that, people may get the impression things are worse than they really are, Gohari said. “The tourists, the people who are walking down the street, they have no idea what our plans are for the future,” she said, pointing to a picture of a sign from Ferrari saying “We are working on something special for you.”

“They just see empty lots, and they see some spaces where there’s leftover furniture and dust bunnies.” ●



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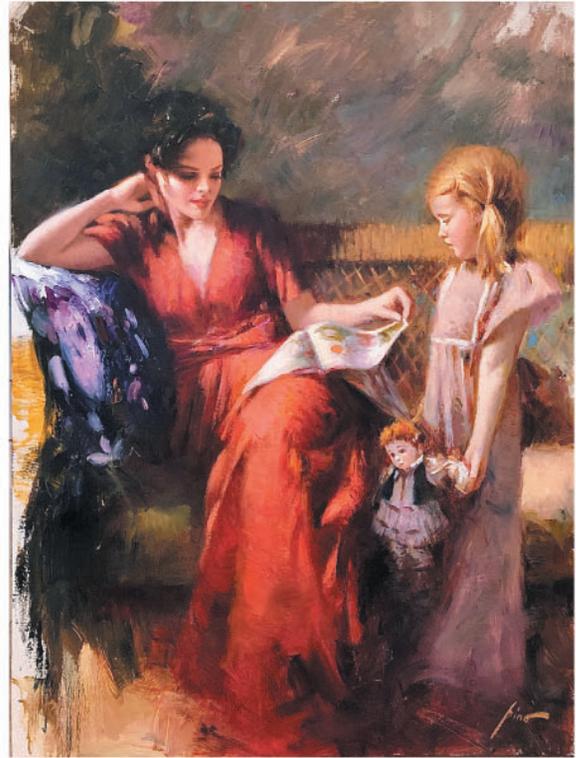
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Birthdays



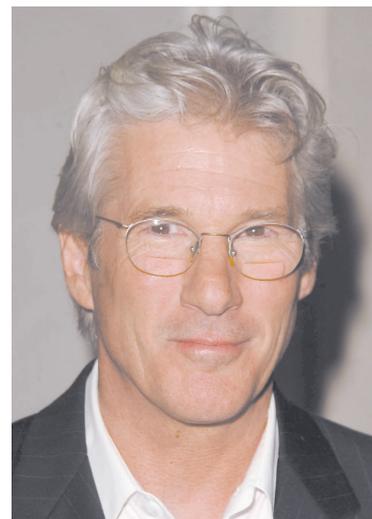
**Belated birthday
SHELDON SLATEN**
August 20



JACK BLACK
August 28



CAMERON DIAZ
August 30



RICHARD GERE
August 31



LILY TOMLIN
September 1



SALMA HAYEK
September 2



KEANU REEVES
September 2

To our loyal Courier readers we want to celebrate YOU! Going forward, we'd like our popular Birthday Page to reflect the community as a whole. So we're inviting you to send us your birthdate plus a high-resolution (300 dpi or above) headshot of yourself. Please send it at least two weeks in advance of your birthday, and we'll do our best to include it on our Birthday Page. Send the photos, along with your full name and birthday to: Editorial@BHCourier.com.



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Because there is always more to learn, you're seldom bored. The exception is the case in which circumstances disallow you to follow your curiosity. A restriction will lift -- hooray!

TAURUS (April 20-May 20). You'll find yourself in a fascinating position. The next 48 hours are marked by boldness and unpredictability. Because no one, not even you, is sure how this will go, all eyes are on you.

GEMINI (May 21-June 21). If you martyr yourself in the name of friendship, you'll only end up resenting your friend. The best reason to make a sacrifice is for how it defines you to yourself.

CANCER (July 22-July 22). It's hard to see the value of an opportunity on its face. You must proceed down the winding corridor in hopes it actually leads somewhere good. Even if you have to turn around and go back, at least your curiosity will be satisfied.

LEO (July 23-Aug. 22). You've

a keen instinct for when to get in and out of things. If you're in it, it's because you want to be. To stick with something because of the sunken costs would be a prideful mistake.

VIRGO (Aug. 23-Sept. 22). It takes boldness and self-awareness, but if you dare ask for what you want, you'll save yourself from countless hours of struggle and frustration. If they can't do it, you'll know quick. If they can... satisfaction!

LIBRA (Sept. 23-Oct. 23). In today's endeavor, you cannot have both perfection and practicality. Pick one. Hint: happiness is choosing options existing within the realm of possibility.

SCORPIO (Oct. 24-Nov. 21). There is a purpose behind your communication and behavior, though not everyone will understand it. Spell it out and get the support you need.

SAGITTARIUS (Nov. 22-Dec. 21). Social scientists suggest most untrained people do not read emotional expressions as accurately as they think they can. It's worth it for you to make special efforts to tune yourself into the feelings of others.

CAPRICORN (Dec. 22-Jan. 19). When others around you don't acknowledge the reality you are

experiencing, question it. Maybe they are afraid. Maybe they are waiting for the leader. Say what's on your mind; speak the truth you see.

AQUARIUS (Jan. 20-Feb. 18). In the case of incompatible desires or mutually exclusive agendas, no amount of persuasion will alter the course. You know where you stand. What you encounter is not worth bending for.

PISCES (Feb. 19-March 20). Efforts are rewarded, though not always by their reciprocation. An attempt to connect will result in

something positive, regardless of whether the connection actually takes place.

TODAY'S BIRTHDAY (Aug. 27). Your craving for excitement will be satisfied repeatedly. You won't have to go far to find a new world; there's one behind every door you come to. At the turn of the year, you'll devote yourself to a single purpose. Publicly declare your intentions to gain the focus, motivation and support necessary to make them real. Cancer and Aries adore you. Your lucky numbers are: 7, 5, 22, 18 and 12.



Wila is a 13-year-old Schnauzer who weighs 12 lbs. and is looking for a new family. If you can help this sweet senior, please contact Shelter of Hope at 805-379-3538. www.shelterhopepetshop.org

Clarification

In last week's issue, the "Piano Profile" story misspelled McKenna Flekman's last name. McKenna is a volunteer with The Miracle Project, an organization that provides arts and film programs for young people with autism and other disabilities and abilities. She is not on the autism spectrum.



Lisa Kay Schwartz served on the Health and Safety Commission for six years before joining the Traffic and Parking Commission in July.

(Beverly Hills Commissioners continued from page 1)

Commission terms, which start off at two years and then extend to four pending Council approval, begin on either Jan. 1 or July 1, so a total of six new commissioners have been appointed since the start of the summer. The City Council has recognized new and departing commissioners at the beginning of each of its formal sessions.

With so much shuffling around, city residents may wonder who these commissioners are, what they do, and how to join their ranks.

Commissioners are volunteers appointed by the City Council to “help bring about important decisions that can shape the future of the City, often using their impressive talents and expertise,” according to the 56-page City of Beverly Hills Commissioners’ Handbook. Commissions act as an “intermediary body between the public, city staff, and the City Council” by conducting meetings, public outreach, providing recommendations to the Council on pertinent policies, and, in the case of some Commissions, ruling on matters themselves.

Not all commissioners go on to become council members, but almost all council members began as commissioners. Vice Mayor Lili Bosse served on the Planning, Traffic and Parking, and Arts and Culture commissions; Councilmember Lester Friedman served on the Traffic and Parking Commission; and Councilmember Julian Gold served on the Traffic and Parking and Recreation and Parks Commissions. Mayor Robert Wunderlich served as the city’s representative to the Metropolitan Water District, a one-person role that is included on the full list of Commissions, while Councilmember John Mirisch helped form the Cultural Heritage Commission and the Sunshine Task Force.

In recent weeks, Planning Commission Chair Andy Licht and Nazarian have announced they will run for City Council in 2022.

Commissioners combine staff reports, public input, and their own expertise to offer the Council recommendations on everything from whether to extend the eviction moratorium (the Rent Stabilization Commission), allow rooftop dining in the Business Triangle (Planning Commission), or whether to recommend the comprehensive “Meet Me at Wilshire and La Cienega” development plan for the future Metro station (Traffic and Parking.)

“For me it’s what some people call the greater good - I make my decisions based on what I think is best for the city,” Licht told the Courier. Licht was appointed as Chair in July, when it was his turn in a rotation that works similarly to that of the City Council.

Licht has been part of the Planning Commission since July 1, 2016. Before that, he was part of the Traffic and Planning Commission, which he joined as the “next logical step” after years of work on various city committees and graduating Team Beverly Hills, a program educating residents on the inner workings of city government and services.

For 18 months, Licht’s work on Traffic and Parking overlapped with the beginning of his term on the Planning Commission, which is unusual given that the current handbook says that commissioners must wait at least a year before serving on another commission. Other than that, there aren’t many barriers to apply. With the exception of the Architectural and Human Relations, all it takes to apply is at least two years of residence in Beverly Hills, and eligibility to vote in municipal elections, though registration isn’t required. After the city publicizes the openings through e-notices, social media, local newspapers, and at meetings, eligible residents fill out commission-specific applications, and then sit for an interview with the commission’s two Council liaisons, current Commissioners, and city staff.

“I think the application process is amazing,” Schwartz said. “The application is supposed to be very detailed - you’re really supposed to give all your answers in that application so they can read it at their leisure and really understand where the candidate’s coming from, what they’re going to bring to the table, what they see as problems, what they see as great.”

Generally the applications ask about ten questions, including reasons for applying, previous experience in the city, potential conflicts of interest, other time commitments, previous experience in the Commission’s area of interest, and opinions on issues pertinent to their Commission.

The Traffic and Parking Commission, for example, asks about technical expertise on transportation issues, and major parking issues in the city, while the Planning Commission asks for familiarity with the city’s General Plan and how applicants “view the balance between the rights of property owners (business and residential) to develop their property versus the rights of neighbors who may be impacted by such development.”

During in-person interviews, each of the four interviewers ask only one question, and then deliberate after the interviews until a consensus is reached. Selection is competitive: during the most recent selections made in the summer of 2020, the Planning Commission selected one out of six applicants; Traffic and Parking Commission selected one out of five applicants; Public Works, one out of three. The Recreation and Parks Commission received fifteen applications for just one spot.

Applicants are selected several months before their terms begin. During this time, Commissioners receive training on the Brown Act and the terms of the Commissioner Handbook. Any specific training on the subject matter is up to the Commissioner, though they are encouraged to watch all meetings and read through past minutes and agendas.

And then the real work can begin. Meetings are mostly once a month, and run similarly to Council meetings. They

Anti-Hate Mural Unveiled



Dr. Hillel Newman (second from left) at mural unveiling event

The Consulate General of Israel to the Pacific Southwest, Korean American Federation of Los Angeles (KAFLA), and Artists 4 Israel unveiled their mural celebrating diversity, tolerance and inclusion in solidarity against hate on Aug. 23. The mural was painted on the KAFLA building wall in Koreatown by mural artist Andrew Hem. Los Angeles City Council Members Mark Ridley-Thomas and Nithya Raman also spoke at the inauguration; both of them vowing to continue their efforts to stop any form of hate, bigotry and violence. The Consulate General of Israel to the Pacific Southwest, KAFLA, and Artists 4 Israel joined efforts to create this mural

in response to the unprecedented rise in anti-Asian hate, anti-Israel hate and Anti-Semitism. The City of Los Angeles has seen a significant uptick in hate crimes in 2021.

“This partnership with the Korean American Federation of Los Angeles and Artists 4 Israel symbolizes inter-community unity and that we all stand together to combat any form of hate and discrimination,” said Consul General of Israel to the Pacific Southwest Dr. Hillel Newman. “Art is a natural and fitting celebration to combat any form of bias and this mural speaks to these issues.” ●

are moderated by the Commission Chair, and feature staff and guest presentations, public comment, and questions and comments from Commissioners. Commissioners typically receive staff reports about a week before meetings, and generally spend anywhere from 10 to 20 hours a month on Commission duties, according to those interviewed by the Courier.

Commissioners can submit their own agenda items, or review items recommended by City Council or city staff (each Commission has two designated Council Liaisons and city staff person.) Often, Commissions meet before December to discuss their major initiatives for the next fiscal year. For the Planning, Design Review, and Architectural Commissions, most of the items that come before them are applications to be approved or denied, because these Commissions, unlike the others, are vested with “quasi-judicial” powers to render decisions that can later be appealed.)

Nazarian said she helped suggest the recent Disposable Foodware Accessories Ordinance at her first meeting in January. On Aug. 12, the Public Works Commission voted to recommend to the Council an expansion of an existing limit on plastic utensils to include napkins, straws, condiment packets, and more. The Council will consider the Commission’s recommendation later in the fall.

Other initiatives are Council-led. “The commissions are really in place and tasked to have City Council give us projects and research things so they don’t have to do all of

that legwork,” Schwartz said, before describing the anti-smoking ordinance she helped research while on the Health and Safety Commission. “We were commissioned by City Council to research making the smoking laws tighter and to possibly eliminate smoking in apartments and condominiums. And so we set out and did that for a very long time. And we unanimously recommended to City Council that smoking be prohibited in both apartments and condominiums. Even though for me personally it was a lot of research, and a lot of people came to our Commission and told us the reasons they didn’t think that was fair, we all had to come to our conclusions.”

Schwartz cites the smoking ban as one of her proudest accomplishments because she feels it made the city safer and healthier. Nazarian, a former Human Services Commissioner and Chair, is proud of helping to draft the Civility Statement that is now read before each Commission meeting and is hung in every room of City Hall, as well as helping start the intercultural Community Cultural Dialogue series. Licht is proud of the Planning Department’s 2020 mixed-use ordinance, which allows mixed residential and commercial uses in a new overlay zone, and the Hillside Development Ordinance regulating developments on hills.

“We are the eyes and ears of our community,” Nazarian said. “We are here to serve as its representatives.” ●

Public Notices

RESOLUTION NO. 21-R-13356

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS FIXING THE RATE OF TAXES TO PAY THE BONDED AND OTHER VOTER-APPROVED INDEBTEDNESS OF THE CITY FOR THE FISCAL YEAR 2021-22

The Council of the City of Beverly Hills does resolve as follows:

Section 1. Pursuant to law, there hereby is fixed and levied the rate of taxes, designated in the number of cents upon each One Hundred Dollars (\$100.00) of the assessed value to be taxed as assessed by the County Assessor and equalized by the Board of Supervisors of the County of Los Angeles, as set forth in Section 2 hereof.

Section 2. Upon all of the taxable property in each of the taxing districts within the City of Beverly Hills, there hereby is fixed and levied the rate of taxes as follows:

All Districts \$0.042929

The rate so fixed is needed to raise the amount necessary to make annual payments for other indebtedness of the City approved by the voters prior to July 1, 1978.

Section 3. The City Clerk shall cause this resolution to be published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36936.1 of the Government Code; shall certify to the adoption and publishing of this resolution and shall cause this resolution and her certification, together with proof of publication, to be entered in the Book of Resolutions of the Council of this City.

Adopted:
August 17, 2021

ROBERT WUNDERLICH
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:
GEORGE CHAVEZ
City Manager

JEFF MUIR
Director of Finance

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 05942524 TS No: T20-05004 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/17/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 10/15/2020 as instrument number 20201282749, in the office of the County Recorder of LOS ANGELES County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 12/11/2020 as instrument number 20201636125 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 1/6/1989 as instrument number 89-29920, WILL SELL on 09/23/2021, 10:00AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): LINDA CLARKE, TRUSTEE OF THE LINDA CLARKE REVOCABLE TRUST DATED 2/21/19. The property address and other common designation, if any, of the real property is purported to be: 9061 KEITH AVENUE, UNIT 307 WEST HOLLYWOOD, CA 90069, APN 4340-014-065. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$17,203.59.

The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these

resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Web site: www.nationwideposting.com using the file number assigned to this case: T20-05004. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case T20-05004 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional

immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 08/11/2021 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0385349 To: BEVERLY HILLS COURIER 08/27/2021, 09/03/2021, 09/10/2021

FICTITIOUS BUSINESS NAME STATEMENT 2021164003

The following is/are doing business as:
REBEL REVENUE MICRO FUND 2029 Century Park East #400, Los Angeles, CA 90067-2905; **Movicorp Media, Inc.** 2029 Century Park East #400, Los Angeles, CA 90067-2905; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed June 2021: **Robert Schnitzer, CEO**; Statement is filed with the County of Los Angeles: July 21, 2021; Published: August 13, 20, 27, September 03, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182237

The following is/are doing business as:
1) BLESSING WITH BEAUTY BRAIDING BAR 2) BLESSING WITH BEAUTY SUPPLIES 13145 Bromont Ave. #34, Sylmar, CA 91342; 3260 Fountain Falls Way #2144, North Las Vegas, NV 83032; **Tenis Mickelle Floyd** 13145 Bromont Ave. #34, Sylmar, CA 91342; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Tenis Mickelle Floyd, Owner**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182239

The following is/are doing business as:
1) LUXURY CLEANING SERVICES 2) LUXURY CARPET CLEANING SERVICES 3) LUXURY POWER WASH SERVICES 1121 W. 109th Pl., Los Angeles, CA 90044; 3260 Fountain Falls Way #2144, North Las Vegas, NV 83032; **Akeem Authour Bladen** 1121 W. 109th Pl., Los Angeles, CA 90044; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Akeem Authour Bladen, Owner**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182241

The following is/are doing business as:
1) INJURY AND EMPLOYMENT LAW GROUP, APLC 2) SOCIAL SECURITY DISABILITY LAW GROUP, APLC 315 Arden Ave. #10, Glendale, CA 91203; **Gladstone Law, PC** 315 Arden Ave. #10, Glendale, CA 91203; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Nareg Terhovsepian, President**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182243

The following is/are doing business as:
CARPE DIEM VACATION HOMES 421 S. Beverly Dr. #500, Beverly Hills, CA 90212; **Samuel Afialo** 4848 Lemmon Ave. #350, Dallas, TX 75219; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Samuel Afialo, Owner**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182245

The following is/are doing business as:
WDC III 9663 Santa Monica Blvd. #169, Beverly Hills, CA 90210; **Wesley Carroll** 9663 Santa Monica Blvd. #169, Beverly Hills, CA 90210; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed November 2016: **Wesley Carroll, Owner**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182247

The following is/are doing business as:
JEWELERS SPECIALTY INSURANCE SERVICES (JSIS) 7164 Melrose Ave., Los

Angeles, CA 90046; **Meslee Insurance Services, Inc.** 7164 Melrose Ave., Los Angeles, CA 90046; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed October 2016: **Benjamin Meskin, President**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182249

The following is/are doing business as:
1) JULIE MOLLO HOMES GROUP 2) JMH GROUP 3) JMHG 2306 Nella Vista Ave., Los Angeles, CA 90027; **Julie Mollo Unlimited Inc.** 2306 Nella Vista Ave., Los Angeles, CA 90027; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed April 2014: **Julie Mollo, President**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182251

The following is/are doing business as:
DR DORIS 1801 Century Park East #1830, Los Angeles, CA 90067; **Doris Moradzadeh, M.D., A Professional Corporation** 1801 Century Park East #1830, Los Angeles, CA 90067; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Doris Nourmand, President**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **LACC N/C**

FICTITIOUS BUSINESS NAME STATEMENT 2021182253

The following is/are doing business as:
1) 10TH HOUSE SUN 2) SHEVA ELLIOT 421 S. Beverly Dr., Beverly Hills, CA 90212; **Kaitlin Fisch** 421 S. Beverly Dr., Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed January 2021: **Kaitlin Fisch, Owner**; Statement is filed with the County of Los Angeles: August 16, 2021; Published: August 20, 27, September 03, 10, 2021 **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).

Public Notices

ORDINANCE NO. 21-O-2842

AN INTERIM ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING INTERIM ORDINANCE NO. 21-O-2841 ESTABLISHING A MORATORIUM ON FRACTIONAL OWNERSHIP OF RESIDENTIAL AND COMMERCIAL PROPERTY, DECLARING THE URGENCY THEREOF AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Legislative Findings.

A. California is experiencing a housing supply crunch. Existing housing in this state, especially in its largest cities, has become very expensive. California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built by 2025.

B. Fractional ownership of residential property for use or possession of the property for a period of less than a full year, akin to a vacation time-sharing property model, reduces the availability of residential property for long-term occupancies in the City. Thus, creating the need for more housing. Moreover, the use of fractional ownership can be detrimental to the City and its residents because such multiple occupancies disturb the stability of residential neighborhoods.

C. Fractional ownership of residential or commercial property, can adversely impact future development, redevelopment, safety, and proper maintenance of the property as a result of the complexities associated with the incongruent and changing objectives, intents, and goals of multiple owners.

D. The City Council believes that unregulated fractional ownership of residential or commercial properties with time-based occupancy restrictions would unduly impact the City. The City Council therefore believes there is a current and immediate threat to the public health, safety and welfare that is presented by such ownership models, and that a moratorium is necessary to continue studying the regulation of fractional ownership.

E. On July 15, 2021, the City adopted Interim Urgency Ordinance No. 21-O-2841, which imposed an initial 45-day moratorium on the fractional ownership of residential and commercial property within the City during the pendency of the City's review and adoption of permanent regulations governing fractional ownership in the City. The initial 45-day moratorium is scheduled to expire on August 29, 2021.

F. The City Council continues to find that the time provided by the moratorium will allow for a comprehensive analysis of residential and commercial property ownership models, including fractional ownership, with time-based occupancy restrictions. During the extended period of the moratorium, the City will continue to analyze potential impacts on public health and safety related to time-based occupancy restrictions; and impacts on the public welfare due to the removal of full-time housing units from the market and replacing them with vacation or part-time units, the inference with the stability of residential neighborhoods and the impact on the maintenance and redevelopment of properties. The City Council finds that these analyses will help the City Council determine how to best prevent impacts to the public health, safety and welfare. The City Council further finds that extension of the moratorium will allow time to achieve a reasonable level of assurance that there will not be serious negative impacts to the overall community and ensure a positive and mutually acceptable set of outcomes for the City's residents, business community, and property owners.

G. Based on the foregoing, the City

Council ultimately finds that if the City fails to extend the moratorium, fractional ownership of properties with time-based occupancy restrictions may be allowed under outdated zoning regulations that do not address the unique impacts of such ownership models before the City Council is able to review the matter in order to adequately protect the health, safety and welfare of the residents, business community, and property owners of the City. Therefore, a current and immediate threat to the public safety, health and welfare remains in existence.

H. A written report describing the measures taken to alleviate the conditions which led to the adoption of the aforementioned Interim Urgency Ordinance was issued by the City Council on August 13, 2021, which was at least ten (10) days prior to the expiration of the Interim Ordinance on August 29, 2021, in compliance with State law.

I. Pursuant to Government Code Sections 65858 and 65090, the City Council conducted a duly noticed public hearing on August 17, 2021, at which time the City Council considered this Ordinance to extend the existing 45-day moratorium on the establishment of the moratorium on fractional ownership of residential and commercial property for an additional 10 months and 15 days.

Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time.

Section 3. Urgency Findings.

The City Council finds and determines that there is an immediate threat to the public health, safety, or welfare, and that fractional ownership of residential and commercial properties with time-based occupancy restrictions constitute a threat to the public health, safety or welfare. As described in Section 1, the staff report accompanying this Interim Urgency Ordinance, and other evidence in the record, such fractional ownership in the City could threaten the health, safety and welfare of the community through negative impacts that include, but are not limited to, removing full-time housing units from the market and replacing them with vacation or part-time units, interference with the stability of residential neighborhoods and interference with the maintenance and redevelopment of properties. To preserve the public health, safety, and welfare, the City Council finds that it is necessary that this Interim Urgency Ordinance take effect immediately pursuant to Government Code Sections 65858 to prevent such harm.

Section 4. Moratorium Extended

Based on the facts and findings set forth in Sections 1 through 3 of this Interim Urgency Ordinance, and notwithstanding any other ordinance or provision of the Beverly Hills Municipal Code, the City of Beverly Hills hereby extends the following moratorium:

A. Definitions. For the purposes of this moratorium, the following phrase has the meaning given herein.

1. "Fractional Ownership" shall mean shared ownership of real property, entitlement to ownership rights of real property, entitlement to use of real property, or possession of real property through any of the following means:

a. Direct ownership of the property;

b. Indirect ownership of the property through a membership, stake, interest, share, association, or similar device in the owner of the property or a subsidiary or parent of the owner of the property; or

c. A membership, stake, interest, share, association, or similar device in an entity, group, association or similar device which by virtue of such membership, stake, interest, share, association or similar device grants entitlement to ownership rights or the use or possession of the property.

B. Time-Based Occupancy Restrictions. Unless approved by a specific plan, fractional ownership of any real property in the City shall be prohibited if such ownership includes any arrangement, schedule, plan, scheme, or similar device, whether by agreement, sale, lease, deed, license, right to use agreement, or by any other means, whereby an owner of the property or a fraction thereof, receives ownership rights in, or the right to use, the property for a period of time less than a full year.

C. Request for Hearing. Any person with a fractional ownership in the City who is threatened with enforcement of time-based occupancy restrictions or to whom an administrative citation is issued pursuant to this Ordinance may apply to the City Council for a hearing to review the time-based occupancy restrictions as applied against the property with such fractional ownership. Any such application shall be in writing and shall be received by the Community Development Department. Any application as a result of an administrative citation shall be received by the Community Development Department within thirty (30) days after the date of the administrative citation.

D. Notification for Hearing. Hearings pursuant to this Ordinance shall be preceded by public notice by the following method:

1. Mailed Notices: The applicant shall mail notices providing, at a minimum, the property address of the property involved with the hearing, general scope of the request, basic hearing information, and City contact information to recipients of the notice. Such mailed notices shall be sent via private courier service with the ability to track delivery of the notice, and shall be mailed at least twenty (20) days prior to such hearing by the reviewing authority. Mailed notices shall be sent to properties within a 300-foot radius, measured from the exterior boundaries of the property involved with the hearing.

2. Affidavit/Proof of Mailing: The applicant shall submit an affidavit to the Community Development Department within five (5) days of mailing the notices required by this section, verifying that the mailings are in compliance with this section.

E. Exception to Time-Based Occupancy Restrictions. The time-based occupancy restrictions shall not apply to real property with fractional ownership if the City Council makes the following finding:

1. The fractional ownership of the property will not disturb the stability of a residential neighborhood or residential building and will not adversely impact future development, redevelopment, safety, and proper maintenance of the property.

Section 5. Enforcement.

The provisions of this Interim Urgency Ordinance shall be enforceable pursuant to the general enforcement provisions in Title 1 of the Beverly Hills Municipal Code.

Section 6. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain properties in order to protect the public health, safety and general welfare because the Ordinance will impose a temporary moratorium on certain fractional ownership in the City in order to protect the public health, safety and general welfare, and will thereby serve to avoid potentially significant adverse environmental impacts during the term of the moratori-

um. In addition, the Ordinance consists of minor alterations in land use limitations and do not result in any changes in land use or density. It is therefore not subject to the California Environmental Quality Act review pursuant to Title 14, Chapter 3, Sections 15305 and 15061(b)(3) of the California Code of Regulations.

Section 7. Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this Ordinance or its application to any person, place, or circumstances, is for any reason held to be invalid or unenforceable by the final decision of any court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions of this Ordinance, or its application to any other person, place, or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 8. Effective Date; Approval and Extension of Ordinance.

This Ordinance, being an Interim Ordinance adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect concurrent with the expiration of Interim Urgency Ordinance No. 21-O-2841 at midnight on August 29, 2021, and shall remain in effect for a period of ten (10) months and fifteen (15) days, through and including July 14, 2022, in accordance with California Government Code Section 65858. After notice pursuant to Government Code Section 65090 and a public hearing, the City Council may extend the effectiveness of this Urgency Ordinance as provided in Government Code Section 65858.

Section 9. Publication.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause its publication in accordance with applicable law.

Adopted: August 17, 2021
Effective: August 29, 2021

ROBERT WUNDERLICH
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:
GEORGE CHAVEZ
City Manager

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

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