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THE WEATHER, BEVERLY HILLS

☀️ Friday	70° 53°
☀️ Saturday	71° 52°
☀️ Sunday	73° 49°
☀️ Monday	70° 50°
☀️ Tuesday	70° 50°
☁️ Wednesday	72° 51°
☁️ Thursday	73° 52°

Council Examines Overlap Between Just In Case BH and Neighborhood Watch

BY SAMUEL BRASLOW



Members of Just In Case BH canvas one of nine zones. Photo by Samuel Braslow

One of the city's oldest public safety programs has run into tension with one of the city's newest. In a Jan. 18 City Council hearing, representatives from Just In Case BH expressed frustration with local Neighborhood Watch branches, saying that residents are confused by the apparent similarities in the two programs.

Just In Case BH is a neighborhood-based emergency preparedness program proposed by Vice Mayor Lili Bosse in 2020. It seeks to bring together residents, businesses, and city agencies in the event of city-wide disasters. (Just In Case continues on page 9)

City Council Bolsters Election Transparency

BY SAMUEL BRASLOW

The Beverly Hills City Council unanimously agreed to large changes to the city's election transparency laws at a Jan. 18 meeting. The changes come on the eve of the 2022 election season, which culminates with voting on June 7 for three City Council seats, the City Treasurer, and a ballot measure on term limits.

"There's no reason not to shine as bright a light on this as possible," said Councilmember John Mirisch.

The ordinance combines large portions of a 2018 state election transparency law with elements of a local ordinance passed in 2010. The 2010 measure set campaign disclosure requirements for groups formed in support or opposition of ballot measures. Under the ordinance, so-called ballot measure committees would have to disclose in advertisements the identity of "top donors," individuals or entities who contributed more than \$10,000. Only the highest three top donors are displayed in advertising material. (Election Transparency continues on page 7)

Holocaust Remembrance Day Comes at Poignant Time

BY SAMUEL BRASLOW

With International Holocaust Remembrance Day coming up on Jan. 27, synagogues and Jewish institutions are reflecting on both the history and present reality of antisemitism. The day, which commemorates the anniversary of the liberation of the concentration camp Auschwitz-Birkenau, comes less than two weeks after a man took four people hostage at Congregation Beth Israel synagogue in Colleyville, Texas, including a rabbi.

The incident sparked solidarity and calls to action as far as Berlin and as near as California and Beverly Hills.

On Jan. 19, a group of California lawmakers introduced legislation to strengthen protections against hate-motivated violence in the state. The legislation, authored by Assemblymember Jesse Gabriel, would expand a law that established the Nonprofit Security Grant Program following the fatal 2019 shooting at Chabad of Poway in San

Diego.

The program has funded security enhancements at religious institutions, LGBTQ community centers, reproductive health facilities, and other nonprofits deemed to be potential targets of violent extremists. Last year's budget allocated \$50 million to the program.

"Colleyville, Texas may be thousands of miles away, but the hostage situation at Congregation Beth Israel was deeply personal for many Jews in California," said Gabriel, who serves as the Chair of the California Legislative Jewish Caucus. "It was a sad and shameful reminder that our houses of worship are always targets, and that security training and enhancements can mean the difference between life and death. (Holocaust Remembrance continues on page 6)

City Council Grapples with End Dates for COVID Renter Protections

BY CARL ROBINETTE

With the recent COVID-19 surge brought on by the omicron variant, the Beverly Hills City Council considered possible next steps to end a citywide halt on rent increases and evictions at its Jan. 18 Study Session. Grappling with the balance between renter rights and landlord rights in the face of increasing infection rates, the Council reached a consensus opinion that the issue required further study and discussion.

(Renter Protections continues on page 9)

Courier Calendar

NOW - APRIL 17

LACMA: "BLACK AMERICAN PORTRAITS"

"Black American Portraits" is curated to remember "Two Centuries of Black American Art," a LACMA exhibit from 45 years ago. The exhibition spans two centuries starting from the 1800s, includes approximately 140 works, and focuses upon emancipation and early studio photography. Featured cultural periods include the Harlem Renaissance, Civil Rights and Black Power eras, and multiculturalism from the 1990s. Rather than the portrayal in art that demonizes Blackness and fetishizes Black pain, the works in this exhibit focus upon love, family, community, and other similarly positive themes. Tickets are \$20 for adults, \$16 for students and seniors, and free for children 17 and younger. Masks and COVID-19 vaccines are required. <https://www.lacma.org/art/exhibition/black-american-portraits>

NOW - MAY 8

HAMMER MUSEUM: "HAMMER PROJECTS: NOÉ OLIVAS"

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

MON. CLOSED

Los Angeles-based artist noé olivas uses materials that represent Southern California cultural identity and visual landscape, from car parts and motor oil to broken concrete and soil. The show contains works in ceramic, print, neon and sound that examine labor and its relationship to leisure and liberation. Olivas centers his experience as a Chicano person from an immigrant, working-class family in his works. Admission to the Hammer is free. Vaccination for COVID-19 and mask wear is required for entry. <https://hammer.ucla.edu/exhibitions/2022/hammer-projects-noe-olivas>

NOW - JUNE 6

MOCA: PIPILOTTI RIST: "BIG HEARTEDNESS, BE MY NEIGHBOR"

The immersive exhibit "Big Heartedness, Be My Neighbor" by Pipilotti Rist is the first of its kind at MOCA. The show features her pop culture and advertising inspirations including video works from the mid-1980s, integrated architecturally-scaled installations, hypnotic musical scores, and sculptures. This show is MOCA's first carbon-neutral exhibit and the first ticketed exhibition since MOCA transitioned to free general admission. Tickets are \$18 for adults, \$10 for seniors and students, and free for children or jurors with I.D. Ticket purchase also comes with a free second visit to the exhibit. Emails to make the second reservation will arrive within 72 hours of the first visit. <https://www.moca.org/exhibition/pipilotti-rist>

JAN. 21 - 22

THE BROAD STAGE: ALAN CUMMING AND ARI SHAPIRO: "OCH AND OY! A CONSIDERED CABARET"

7:30 P.M.

The Broad Main Stage presents a cabaret show from Tony Award-winning actor Alan Cumming and "All Things Considered" host and Pink Martini singer Ari Shapiro. Most recently, Cumming has won acclaim for his cabaret shows "I Bought a Blue Car Today" and "Alan Cumming Sings Sappy Songs." Shapiro has won accolades for his journalistic accomplishments and his occasional foray into singing. The duo will regale audiences with tunes and tall tales, a must-see for fans of Broadway. Tickets start at \$65. COVID-19 vaccinations and masks are required. <https://thebroadstage.org/performances/2021-22/special-event/ochandoy>

JAN. 23

THE BRAID: "SHALOM Y'ALL: EXPLORING THE JEWISH SOUTH THROUGH ART AND ARTIFACT" 11 A.M.

This collaborative art talk is in coordination with the Museum of the Southern Jewish Experience to explore Jewish history in the American South. The Braid has coordinated with MSJE for an interactive discussion through artifacts from 300 years of history and 13 states. Featured artifacts include Victorian era "crazy" quilts, lacquered bagels thrown in Mardi Gras, as well as the stories that accompany them, including immigration, community-building, and establishing a Jewish identity in the South. The talk is hosted by Anna Tucker over Zoom. Attendance is free, but The Braid asks for virtual tickets purchases if patrons would like to support the organization. <https://the-braid.org>

JAN. 24

LA PHILHARMONIC: DAMON ALBARN 8:30 P.M.

The singer and songwriter of Blur, Gorillaz, and more, Damon Albarn, will perform at the Walt Disney Concert Hall this weekend in his only solo U.S. date in 2022. He will play songs from his new solo record "The Nearer the Fountain, More Pure the Stream Flows" as well as Blur and Gorillaz songs. Masks and proof of COVID-19 vaccination and booster are required for entry. <https://www.laphil.com/events/performances/1675/2022-01-24/damon-albarn>

JAN. 25

LISA SMITH WENGLER CENTER FOR THE ARTS: JOAN OSBORNE/THE WEEPIES 8 P.M.

Grammy-nominated Joan Osborne and the Weepies are performing at Pepperdine University in Malibu on Jan. 25. The

event will provide an intimate evening of music and will be one of the final performances of the Weepies, as a stop on their farewell tour. The show will be held in the Smothers Theatre at Pepperdine, and tickets are from \$22.50-\$50 for adults and \$10 for full-time Pepperdine students. Tickets or reservations must be made prior to arrival at the Malibu campus. Full vaccination or proof of negative COVID-19 test is required. <https://www.etix.com/ticket/p/2519092/joan-osbornethe-weepies-malibu-smothers-theatre>

JAN. 26

KPCC: A VIRTUAL Q&A - PTAS AND BOOSTER CLUB SPENDING 7 - 8:15 P.M.

In affluent and gentrifying areas of Los Angeles Unified School District, big-ticket costs are still often covered by parent fundraising associations. These costs include administrator salaries and gym and science instructors. This raises questions about state and district efforts to pursue equitable funding, questions that can be addressed by KPCC/LAist K-12 education reporter Kyle Stokes. Register on the KPCC website. <https://kpcc.ticketleap.com/pta-event/>

JAN. 26, 29, FEB. 1

SHRINE AUDITORIUM: BJÖRK'S "CORNUCOPIA" 8 P.M.

Björk has put together her most complex stage show to date in "Cornucopia." This show was produced in collaboration with filmmaker Lucrecia Martel, resulting in a concert featuring live musical arrangements, digital technology, and stunning visuals. Tickets start at \$59. Masks and proof of COVID-19 vaccination are required. <https://www.shrineauditorium.com/events/detail/414088>

JAN. 29

THEATER RAYMOND KABBAZ: "SOUNDS OF HOPE" 8 P.M.

Violins of Hope's goal is to educate about the Holocaust through concerts featuring rescued and restored instruments from the period. They've provided these instruments to Los Angeles Virtuosi Orchestra, a professional orchestra that offers opportunities for young virtuosi soloists to perform with established musicians from across the country. Pieces played will celebrate Jewish musical history with compositions by John Williams ("Schindler's List"), Felix Mendelssohn, and Darius Milhaud. Proceeds from the concert benefit music education programs in Southern California. Admission is \$30 for adults and \$15 for students and seniors. <https://www.theatreraymondkabbaz.com/upcoming-events-1/2021/11/9/sounds-of-hope>



Alan Cumming and Ari Shapiro performing "Och and Oy! A Considered Cabaret" Photo by Emilio Madrid



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BHPD Investigating Armed Robbery Near Roxbury Park

BY SAMUEL BRASLOW



BHPD is investigating a robbery near Roxbury Park. Photo by Bianca Heyward

The Beverly Hills Police Department is investigating an armed robbery that took place near Roxbury Park on the afternoon of Jan. 18. Police are actively searching for suspects.

Two suspects wearing red hoodies held a male victim at gunpoint on Roxbury Drive south of Olympic Boulevard, Lt. Todd Withers told the Courier. The suspects took a Rolex watch and a cell phone from the victim and fled in a white four-door sedan.

The victim was standing on the sidewalk around 12:10 p.m. when the robbery took place, Withers said. Police are reviewing surveillance footage from the area for additional information. Withers could not confirm reports on social media of the license plate number of the getaway vehicle.

The victim, who lives across the street from the park, told the Courier that he left his home to take a walk down Roxbury Drive. He requested anonymity, citing concerns for his safety.

Beverly Hills and surrounding areas have seen a spate of robberies of high-end watches in the last year, including the armed robbery of a \$500,000 watch from a diner at Il Pastaio in the Business Triangle in March 2020.

“Be aware of your surroundings and what’s going on around you,” Withers said. ●

Beverly Hills Housing Element Not Certified

BY SAMUEL BRASLOW

Sacramento dealt a blow to Beverly Hills on Jan. 14 when it declined to certify the city’s housing element, according to a letter from the California Department of Housing and Community Development (HCD). The city now must make revisions to its housing element and resubmit it, or else risk falling into noncompliance with state law.

While the city’s housing element, adopted by the City Council on Oct. 12, “addresses most statutory requirements,” HCD determined that “additional revisions are necessary to fully comply with State Housing Element Law,” HCD Senior Program Manager Paul McDougall wrote to the city.

The letter warns that “[s]everal federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria.”

Every eight years since 1969, the state has required local governments to adopt a housing element as a part of its general plan. The comprehensive document anticipates the changing housing needs of the community and lays out a framework for how to accommodate them.

As a part of the housing element process, local governments receive an estimation of the number of housing units necessary to keep pace with trends. HCD first determines the housing needs in each region, called the Regional Housing Needs Assessment (RHNA). That number gets passed to local regional planning agencies and then distributed among local governments.

Amidst a dire housing crisis, HCD calculated a state-wide need of 3.5 million units over eight years. Southern California’s share of the load came out to 1.3 million units. Beverly Hills, which had been assigned a total of three units in the previous housing element cycle, received an allotment of 3,096 units.

The figure frustrated city officials, who tried fruitlessly to challenge the number. The City Council convened an ad hoc committee in October 2020 to weigh an appeal to the city’s RHNA allocation – a longshot, the city’s own staff admitted at the time. In December, the Council approved a letter to other local governments in the Southern California region, floating the idea of a legal challenge against HCD.

When neither strategy worked, the City Council voted in support of a letter requesting a six-month extension to the Housing Element adoption deadline. That, too, failed.

Without significant areas of undeveloped land, the city’s housing element proposed meeting the lion’s share of its RHNA obligations through mixed-use housing. Mixed-use developments allow for both commercial and residential uses. The city passed an ordinance establishing a mixed-use overlay zone in major commercial areas in October 2020.

The city is not alone in getting a thumbs down from HCD, Director of Community Development Ryan Gohlich told the Courier.

The eight-page letter received by the city lays out the changes to the housing element necessary to come into compliance. The notes generally ask the city for more details and analysis on how the housing element achieves its statutory requirements. The letter asks for additional analysis and explanation on how the city will “affirmatively further fair housing” or take action in combatting patterns of segregation and fostering inclusive communities.

Depending on the additional analysis provided by the city in response to HCD, “the element must add or modify programs.”

The letter also asks for more information demonstrating that “all economic segments of the community, particularly low- and moderate-income households and organizations that represent them, were involved in the development of the housing element.”

But the notes point out more fundamental disagreements between the city and HCD. The state agency accuses the city of employing a definition of family that “acts as a constraint on persons with disabilities and is discriminatory.” Additionally, HCD found that the city excluded group homes of seven or more people from most residential zones.

In a previous round of comments, the city defended its definition of family and its group home regulations as compliant with state law.

The housing element now must return to the Planning Commission to review and make recommendations to the City Council, which will then vote to adopt a revised draft before sending it to HCD. The timeline for this process is unclear.

“We are reviewing the details of the letter internally and with our Housing Element consultant at this point to better understand the potential next steps,” Senior Planner Timothea Tway told the Courier. “Once we do this, we will have a better idea of timing for going back to the Planning Commission and then HCD.” ●

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Tobacco Ban Impacts Local Convenience Store

BY CARL ROBINETTE



The owner of this Olympic Boulevard gas station says the Beverly Hills ban on tobacco sales has created a hardship for his business. Photo by Carl Robinette

With a ban on tobacco sales in effect in Beverly Hills since January 2021, the City Council upheld an exemption through the end of 2022 for the owner of the 76 gas station at 9460 W. Olympic Blvd. The exemption was approved at the Council's Dec. 18 Regular Meeting and came as a disappointment for the business owner, Morris Pouldar, who was hoping to be granted an exemption from the ban for seven years.

Pouldar told the Council that the ban creates a substantial hardship because he recently invested more than \$600,000 in a major remodel of the station with the anticipation that offering tobacco products would help drive retail and fuel sales.

The ban was an added hardship for his business on top of the COVID-19 economic downturn, Pouldar said.

"When Council approved this ban no one could have imagined that we would face such a pandemic," Pouldar told the Council. "Most businesses, including ours, have been affected by this pandemic."

Despite claims of hardship, the City Council roundly agreed that Pouldar had ample opportunity to plan for the tobacco ban. Council members said city outreach efforts in 2019 and 2020 provided plenty of notice of the impending ban and included city-provided business consultants to help owners retool business models as they faced tobacco revenue loss.

"Here, parties should have been aware as of the middle of January 2019 that the City Council was considering prohibiting all tobacco sales," Beverly Hills Mayor Bob Wunderlich told Pouldar. "That's prior to almost all of the renovations in which you invested."

Pouldar said he began the process of changing the business model of the station years before the tobacco ban came up. Pouldar was preparing to demolish the station's existing structures in February 2019, just as the city was starting the public hearing process to draft the anti-tobacco legislation. He said he could not change his plan just because the city was considering a proposed ban at the time.

"Besides trying to get my investment back, I'm also facing the fact that I cannot change the model of my business

to overcome the loss of revenue from not selling tobacco products," said Pouldar.

While tobacco sales only account for about 6% of his total revenue, including fuel sales, Pouldar said tobacco makes up about 35% of his total retail product sales in the shop. More than that, he said he is worried that smokers will now buy their gas at another station outside the city limit where they can buy cigarettes and other tobacco products. No other product can provide this kind of draw, according to Pouldar who has worked in the industry for about 40 years.

Pouldar said he believes the ban was approved with good intentions for public health, but he thinks if the goal is to make people stop smoking, the city should find another way.

"Closing retailers is not going to stop people from smoking," Pouldar said. "It's not going to make it hard for them to buy it, because they can easily buy it, and it's not going to make them quit. I don't see why businesses should have to sacrifice and lose income because of that."

While many council members expressed sympathy for the retailer's position, they remained resolute in limiting the exemption to two years from the start of the ban. That means Pouldar has until Dec. 31 to pivot his business model.

"I'm sorry that he has to be in this situation," said Vice Mayor Lili Bosse. "In many ways I feel that it could have been avoided. I apologize that we all have to be in this place that we are now. I do believe that the Commission really tried, as well as the City Council, to be very fair and balanced, and did provide a hardship exemption. But part of that was for businesses to recognize that they needed to come up with a plan, a business plan to phase out tobacco."

She added, "Unfortunately that wasn't part of your plans."

Public comment during the Tuesday hearing was fairly split, some supporting Pouldar's exemption bid, while others were in favor of the enforcement of the tobacco ban.

"I honestly did not think that the city would ever do something like this to be honest," said Pouldar's son and business partner, John Pouldar. ●

Virtual Commemoration at Holocaust Museum LA



Auschwitz survivor, David Lenga
Photo courtesy of the Holocaust Museum LA

The Holocaust Museum LA will hold a virtual commemoration on Jan. 27 at 6 p.m. of International Holocaust Remembrance Day and the anniversary of the liberation of the Auschwitz camp. The event is presented in partnership with the Consulate General of Israel in Los Angeles and will begin with a virtual talk by Auschwitz survivor, David Lenga, at 11 a.m. The event comes in the wake of several antisemitic incidents in Beverly Hills.

Lenga was born in Lodz, Poland, in 1927, where he and his family were restricted to a ghetto in a suburb of Strykow for the first two years of World War II. Later moved to

the Lodz ghetto and separated from his family, Lenga was sent to Auschwitz and then to a labor camp in Bavaria after the ghetto was liquidated in 1944. Along with a few other captives, Lenga managed to escape and remained in hiding throughout southern Germany until they were liberated by American troops in May of 1945.

International Holocaust Remembrance Day, recognized by the United Nations, commemorates the tragedy of the Holocaust and signifies the day that Auschwitz was liberated.

Included in the commemoration is a presentation with 3D modeler and mapping expert, Pavel Belsky, to discuss the layout and function of Auschwitz from the eyes of a cartographer. Consul General of Israel to the Pacific Southwest Region Dr. Hillel Newman and Lenga will also speak.

To learn more and register, visit <https://holocaustmuseumla.org/event-details/international-holocaust-remembrance-day-1>.

To learn more and register for David Lenga's talk, visit <https://holocaustmuseumla.org/event-details/holocaust-survivor-talk-david-lenga-1>. ●

Pink's Honors Betty White

At a Jan. 17 event at the Los Angeles Zoo honoring the late actress Betty White, the owners of Pink's Hot Dogs made a \$3,000 donation to the zoo in her memory. The Pink family donated the proceeds from eight days of sales of White's favorite hot dog, the Naked Dog, following her death at the end of December. The event was held on what would have been White's 100th birthday at the LA Zoo, where she was a trustee, donor, and honorary zookeeper.



Beverly Pink, Richard Pink and Gloria Pink Photo courtesy of Pink's Hot Dogs/Instagram

Retired BHPD Sgt. Jack Douglas Passes Away at 78



Retired BHPD Sergeant Jack Douglas
Photo courtesy of the City of Beverly Hills

The Beverly Hills Police Department (BHPD) announced the passing of retired Sergeant Jack Douglas, who died at the age of 78 the morning of Jan. 18. After joining the BHPD on Nov. 24, 1969, Douglas served as a Sergeant on the force for 30 years and retired on Dec. 29, 2006. According to his widow, Diane, a former administrative secretary in the BHPD detective's unit, only immediate family will be invited to his funeral due to COVID-19 concerns. However, a memorial service will be planned for a later date. The BHPD sent thoughts and prayers to his loved ones in a Jan. 19 social media post.

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NEWS



Visitors to the Simon Wiesenthal Center Museum of Tolerance learn the history of the Holocaust. Photo courtesy of the Simon Wiesenthal Center

(Holocaust Remembrance continued from page 1)

Our Caucus is committed to ensuring that the State of California steps up to protect our community and all other vulnerable communities targeted by hate."

The program is set to expire in 2025, but the proposal by Gabriel would extend it. It would also expand it, creating more flexibility in how recipients spend grant funds.

The bill is co-authored by Assemblymember Richard Bloom and Senator Ben Allen, who represent Beverly Hills.

Faith leaders from across the globe met on Jan. 18 in Berlin to commemorate another anniversary, the 80th anniversary of the Wannsee Conference where Nazi officials planned the "Final Solution" that led to the murder of millions of Jews. Rabbi Abraham Cooper, Simon Wiesenthal Center Associate

Dean and Global Social Action Director, addressed the meeting with a warning about the dangers of technology when used as a tool of prejudice.

"Today's technologies, led by social media, provides unprecedented access for today's haters and tomorrow's potential genociders across global platforms," he said.

Synagogues in and around Beverly Hills responded to the hostage situation with calls for unity and resilience.

"We remain in solidarity with our fellow Jews everywhere, steadfast against hate and antisemitism," Don Levy, Director of Marketing and Communications for the Wilshire Boulevard Temple, told the Courier.

As the world waited for updates on the four hostages and their captor, Rabbi Jonathan Aaron of Temple Emmanuel opted to continue with remote Havdalah services, which mark the end of Shabbat.

"The best thing that we can do as a community is come together and pray and sing, and live our Judaism, because if we go into a shell every time someone tries to hurt us, then they've done their job," Aaron told the Courier. The services had 300 people in attendance, a higher turnout than usual.

News of the hostages' escape came in the middle of the services.

While the incident has prompted renewed concerns over the safety of Jewish houses of worship, Aaron and Levy

expressed confidence in existing security measures.

"We have a robust safety and security program with extensive plans and procedures in place. Our security staff is highly experienced, well-equipped, and well trained in appropriate, swift, and highly effective responses to threats and emergency situations. We are confident that our campuses, schools, and camps are among the most secure and best prepared in the country," Levy said.

He added, "As regrettable as it is that in the United States of America in 2022 such extensive security measures must be taken to ensure the safety of our community, there is nothing more important."

"I'm pretty confident that the security we have in place would have kept that particular person from getting into our building," said Aaron, listing security measures including two security guards, bullet-proof glass, and cameras. He said that Temple Emmanuel has started inquiring into hostage crisis training, which proved essential to the escape of the Colleyville hostages.

"I understand not liking a person because they've done something to you personally. I don't understand hate an entire group of people," Aaron said. ●



The Beverly Hills City Council agreed on the most thorough update to election transparency since 2010. Photo by Samuel Braslow

(Election Transparency continued from page 1)

The 2018 state law went further. The Democracy is Strengthened by Casting Light on Spending in Elections (DISCLOSE) Act set advertising standards in state elections for everything from print, television, radio, social media, and text messages. The law gets into the specifics of election advertising, detailing rules for background color, contrast with text, font size of disclosures, and the amount of time given to disclosures in shorter and longer radio commercials.

The DISCLOSE Act takes a narrower view on the definition of advertisements. Under the city's prior ordinance, advertisements consisted of "any communication other than a personal communication between individuals," according to a staff report. Now, taking its cue from the DISCLOSE Act, the city's ordinance excludes things like most campaign buttons and bumper stickers, promotional items like pens and keychains, campaign apparel, and sky writing.

The updated ordinance also reduces the amount considered a top donor from

\$10,000 to \$1,000. In an earlier meeting, City Attorney Laurence Wiener acknowledged that the \$10,000 threshold was arbitrary when it was chosen in 2010.

While candidates for local office, who agree to a voluntary \$80,000 spending limit, can only accept a maximum donation of \$450, no such limits exist for Political Action Committees (PACs), organizations formed to support or oppose candidates or ballot measures. Following a controversial 2010 Supreme Court ruling, PACs can accept limitless donations provided that they do not coordinate their spending activity with candidates.

A letter submitted by a group of more than 30 prominent residents in favor of the \$1,000 top donor threshold argued that PACs "undermine the policies that the City's contribution and expenditure limits are designed to promote."

The 2020 City Council race saw the participation of two PACs, most notably the Beverly Hills United to Support Bosse and Gold for Council 2020. While both Bosse and Gold agreed to the \$80,000 spending limit, the PAC supporting them spent an additional \$112,500, according to filings with the city. Many of the donations to the PAC sat just below the \$10,000 threshold, with none exceeding \$10,000. Under the new threshold, the names of the top three largest donors surpassing \$1,000 would appear in its advertisements.

Councilmember Lester Friedman expressed the most opposition to the \$1,000 threshold, though he ultimately voted in

favor of the amount. "One thousand [dollars] just seems like a really low threshold to be considered a top contributor," he said, pointing out that all contributions had to be reported to the city clerk.

The Council also moved to adopt a new state law that mandates fuller disclosure for Limited Liability Companies (LLCs). Under prior law, LLCs could make contributions or spend money in support of candidates and ballot measures without disclosing any information about the source of funds or the individuals in control of the LLC. A new law that went into effect in the new year, S.B. 686, states that LLCs that qualify as committees or sponsor a PAC must file detailed membership information to the California Secretary of State's office.

The City Council agreed to codify a similar provision in the city's own election transparency ordinance, requiring any LLC that spends \$1,000 in Beverly Hills elections to file the same paperwork with the city clerk.

Lastly, the Council agreed that the city's ordinance would automatically update whenever updates are made to the DISCLOSE Act.

The full text of the ordinance will be brought before the Council at its Feb. 8 Regular Meeting for a final vote. ●



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NOTICE OF PUBLIC HEARINGS

DATES: Thursdays, February 10 and February 24, 2022
TIME: 7:00 p.m., or as soon thereafter as the matter may be heard
LOCATION: Meetings will be held via teleconference; details provided below
PROJECT: Cheval Blanc Beverly Hills Specific Plan Project
LOCATION: 456 and 468 North Rodeo Drive; 449, 451 and 453 North Beverly Drive; and 461 through 465 North Beverly Drive



The Planning Commission of the City of Beverly Hills, at SPECIAL meetings on February 10 and February 24, 2022, will hold public hearings beginning at 7:00 PM, or as soon thereafter as the matter may be heard to consider the following requests associated with the Cheval Blanc Beverly Hills Specific Plan Project:

- **Final Environmental Impact Report:** City certification of the Environmental Impact Report.
- **General Plan Amendment:** Create the Cheval Blanc Beverly Hills Specific Plan land use designation and apply it to the Project site. Amend General Plan Land Use Element Policy 9.4 text to identify that anchor location design criteria applies to the Project site. (*legislative request*)
- **Specific Plan:** Adopt a specific plan that includes: 1) allowed uses, development standards, and guidelines for the plan area, 2) operational standards for uses, 3) plan implementation and administration, and 4) a conceptual project plan. (*legislative request*)
- **Zone Text and Map Amendments:** Add the Cheval Blanc Beverly Hills Specific Plan to the Beverly Hills Municipal Code and update the City's zoning map to apply the Cheval Blanc Beverly Hills Specific Plan zoning designation to the Project site. (*legislative request*)
- **Vesting Tentative Parcel Map:** Merge 4 existing lots into one lot and relocate the surface public alley right-of-way to the southern portion of the Project Site.
- **Encroachment Permit:** Allow: 1) subsurface utility vaults to encroach into the public right-of-way, 2) subterranean parking to extend under the public sidewalk from 10 feet below grade and up to the existing sidewalk curb, 3) installation and maintenance of landscaped parkways and special paving in the public right-of-way fronting the Project Site.
- **Master Plan of Streets Amendment:** 1) relocate the existing surface right-of-way for public alley purposes; 2) dedicate additional surface right-of-way for public sidewalk purposes along South Santa Monica Boulevard, and 3) allow the public roadway along North Rodeo Drive, South Santa Monica Boulevard and North Beverly Drive to remain in their current locations.
- **Development Agreement:** The Applicant is requesting a development agreement with the City in conjunction with the proposal. At a future date the City Council will consider this request.

Project Description: The 1.28-acre Project site is bounded on the west by North Rodeo Drive, on the north by South Santa Monica Boulevard and on the east by North Beverly Drive. The Project site consists of four existing parcels as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project site is currently developed with two retail commercial structures on North Rodeo Drive ("Celine" and former "Brooks Brothers" locations) and is developed with a retail building and an institutional building (former "Paley Center") on North Beverly Drive.

The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building with up to 220,950 SF of floor area and up to 115 guest rooms allowed. The development standards included in the proposed Specific Plan would allow a maximum floor area ratio (FAR) of 4.2 and a maximum above ground FAR of 3.91. The proposed building includes a luxury hotel with restaurants and ancillary services, a private club, and street level retail uses with North Rodeo Drive frontage. The submitted conceptual plans for the Project includes the following features:

- The proposed building heights vary across the Project site, ranging from 4-stories, 51-feet in height on the North Rodeo Drive facing portion of the building to a maximum of 9-stories, 115-feet in height on the North Beverly Drive facing portion of the building.

- The conceptual plan includes 187,058 SF of hotel floor area with 109 hotel guest rooms and 24,976 SF of street level accessible retail floor area for a total of 212,034 SF of floor area.
- The proposed club would allow up to 500 individual members and would provide social and recreational facilities within the hotel portion of the building with a club specific screening room and social rooms.
- Appurtenant uses for the hotel and club include: hotel guest/club member dining facilities, a wellness center with exercise equipment and services, a day/cosmetic spa, and outdoor pools, decks and balconies.
- A motor court with access from South Santa Monica Boulevard with valet operation for all Project uses.
- A ground level publicly accessible restaurant is proposed on North Beverly Drive.
- 185 vehicle parking spaces located on subterranean levels.
- A new public pedestrian plaza at the corner of North Rodeo Drive and South Santa Monica Boulevard.
- Relocation of the existing public alley that runs north-south across the Project site to an east-west alignment on the southern portion of the Project site with access from North Beverly Drive.

Final Environmental Impact Report (Final EIR): The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA guidelines, and the environmental regulations of the City. The City of Beverly Hills is preparing a Final EIR to analyze potential environmental impacts associated with the Project. The Final EIR will be distributed on **Thursday, February 3, 2022** for public review in conjunction with the Planning Commission Agenda Packet for the February 10, 2022 hearing. The Planning Commission will review and consider certification of the Final EIR for the Project. The Final EIR analyzes the following potential environmental effects of the Project:

- Air Quality
- Biological Resources (Bats)
- Cultural Resources
- Energy
- Geology/Soils (Paleontological)
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems (Energy)

The Final EIR impact analysis determines that, after mitigation, no significant environmental effects are anticipated.

How to Participate

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

Written comments should identify the Agenda Item Number or Topic in the subject line of the email. In order to have written material included in the Commissioners' packet, it must be received no later than 8 calendar days before the date of the hearing. Comments will be read into the record, with a maximum allowance of 3 minutes per individual comment (approximately 350 words), subject to the Commission's discretion. It is recommended that written comments be submitted at least two hours prior to the posted meeting date/time. If a comment is received after the agenda item is heard, it will not be a part of the record.

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

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Project Manager**, in the Planning Division at (310) 285-1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Masa Alkire, AICP, Project Manager



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

(Just In Case continued from page 1)

The program relies on volunteer participation from members of the community who undergo emergency response training and serve as conduits of information during crises. The program splits the city up into nine geographic zones, each with an emergency center in the event of a crisis. Each of the nine zones has a zone coordinator, who passes along information from the fire and police departments to block captains, who in turn disseminate the information to neighbors.

Just In Case BH has spent the last year walking through each zone and knocking on doors to inform residents and businesses about the program and encourage them to participate. The recent COVID-19 outbreak has paused the last few zone walks.

The National Neighborhood Watch Program, which began in 1972, enlists residents to communicate with law enforcement agencies about suspicious activity in their areas and disseminate information among community members. The Beverly Hills Police Department (BHPD) created the city's first Neighborhood Watch program in the early 1980s. The city counted over 120 neighborhood blocks involved in the program by the early 2000s, according to a report compiled by staff.

Though BHPD started the first Neighborhood Watch program in the city, Police Chief Mark Stainbrook described it as "decentralized and informal," where any neighborhood could join the program of its own accord.

The last BHPD officer tasked with coordinating with Neighborhood Watch groups retired in 2019, and the COVID-19 pandemic delayed selection of a new Community Relations Sergeant until December 2021. Stainbrook said that he looked forward to "reenergizing [and] reviving the program."

Pamela Beck, the founder of the Beverly Hills Flats Neighborhood Watch, submitted a comment to the hearing. She said that BH Neighborhood Watch, a city-wide consortium of Neighborhood Watch groups, has over 900 members and 96 block captains. The program functions as a tiered system of communication, she said, where block captains communicate with each other and with law enforcement contacts to provide vetted information to neighbors.

But according to members of Just In Case BH, the similar structures of the two programs could potentially confuse residents during times of emergency.

"We have now hit a major stumbling block where there's a possibility that Neighborhood Watch were to separate from Just In Case BH," said Just In Case BH Founder Vera Markowitz. "The problem is that both programs would have separate block captains in many areas. During an emergency, residents as well as block captains in the Neighborhood Watch Program will be confused as to what to do, who to contact, and who to listen to. We must have only one umbrella emergency preparedness program for residents and businesses to be a part of and participate in."

Dr. Sarah Negar, the Just In Case BH liaison to the Persian community, said that she had observed "remarkable" confusion among members of the Persian community over the two programs.

"They...see Just In Case BH and Neighborhood Watch as two competing programs. They generally feel that they can join only one," she told the Council.

Both Negar and Markowitz argued that Just In Case BH should function as the primary emergency preparedness program.

"Neighborhood Watch only covers a small portion of our city. Just In Case BH covers the entire city and its entire population," Markowitz said.

City officials, however, focused on ways in which the two programs could function in tandem and differentiated between the mandates of either program.

"I certainly see them as complimentary under the city's guidance," Stainbrook said. "Some people may be interested in emergency management [and] disaster preparedness and some might be interested in more in crime prevention and there might be people that are interested in both."

Stainbrook explained that BHPD offers Neighborhood Watch participants classes on crime prevention, home security, and reporting suspicious activity. Neighborhood Watch members do not receive the same level of training for "how to respond to a disaster."

Stainbrook dismissed concerns that having block captains in both programs could lead to confusion. It didn't matter whether someone became a block captain with either program "because that just allows my staff to reach out to that many more people," he said.

The Council members echoed Stainbrook's sentiment.

"I see these things as synergistic," said Councilmember Julian Gold. "They overlap some, but their major focus is a little different." ●



The Beverly Hills City Council has kept COVID-19 temporary renters' protections in place and is expected to revisit the item in February. Photo by Carl Robinette

(Renter Protections continued from page 1)

"Right now, to end something that is meant to protect residents when we see that this latest version is literally raging throughout the community, I'm not prepared to do that either," said Councilmember John Mirisch. "I see that there are in some cases landlords who are hurting, and who are maybe in some cases being taken advantage of, and in other cases there are unscrupulous landlords who are trying to take advantage of the situation as well. I think we need ultimately to try and find as differentiated an approach as we can to protect the vulnerable on both sides."

The Council adopted a renters' protection ordinance in March 2020 during the first weeks of the pandemic and has since adopted newer versions. The ordinance prevents evictions for nonpayment of rent for tenants who can prove they endured financial hardship due to COVID-19. It also imposes a moratorium on annual rent increases for rent stabilized units and prohibits no-fault evictions, unless the eviction is necessary for the health and safety of tenants, neighbors, or the landlord.

The ordinance stipulates it will remain in effect until the city calls an official end to the local emergency caused by the pandemic. However, at an Oct. 26 hearing, the City's Rent Stabilization Commission recommended the City Council amend the ordinance with an effective end date of Sept. 30 to match the end date for the State of California's eviction ban. This would have meant renters were not protected for the month of October, but the Council kept the protections in place at that time.

After the October meeting, the Council was leaning towards ending the moratoria on March 31 this year. That end date is still on the table, but Mayor Bob Wunderlich suggested pushing it to May 31 as the Council takes time to consider the best path forward in light of the current case surge.

The City Council is also considering the maximum amount landlords can increase rents once the moratoria end, as well as how to regulate collection of back rent that has gone unpaid since the moratoria took effect.

"I do think that the back pay piece is problematic," said Councilmember Julian Gold, M.D. "If somebody really had a hardship through COVID and now has two years' worth of rent to pay, and has not got money from the government, I think that is

a category of people that we need to look at, and perhaps through the rent stabilization ordinance and some of the residual funds that we've got, we should look really to help them get through that."

Gold suggested that the city find a way to assess the needs of the renters on a case-by-case basis. Regardless of what the city decides on this front, the State of California has set a hard date for repayment. Assembly Bill 832 impacts back rent that came due during the period March 1, 2020 through September 30, 2021. All back rent for this period must be repaid by May 31, 2023, or one year after the end of the local emergency, whichever is earlier.

Responding to a request by the City Council in October, the City Attorney's Office also prepared options for how the Council may reimplement annual rent increases for rent stabilized units. Three options were presented to offer paths for allowing landlords to begin charging tenants the two annual rent increases that were missed during the moratorium. A fourth option would only allow landlords to impose the most recent 2021-2022 rent increases for rent stabilized units.

"I'm not really prepared until we can get over this omicron spike to give a definitive [answer]," said Councilmember Lester Friedman. "But in general, I do believe that there needs to be some consideration to the housing providers for any increases that they were not able to obtain during the two or three periods."

The cities of West Hollywood, Culver City and Santa Monica have all placed end dates on their pandemic renter protections to end in accordance with state and county timelines, unlike Beverly Hills and Los Angeles where the protections end when the local emergency is declared over. Los Angeles County's COVID-19 renter protections will halt at the end of January unless the County Board of Supervisors extends them.

Further discussion on how to best end renters' protections is expected to take place at one of the February City Council meetings, but a hearing has not yet been scheduled.

"I don't see a need to make a decision today at all," said Vice Mayor Lili Bosse during the Jan. 18 meeting. "I agree with two colleagues before me that we should bring this back next month when hopefully this surge is over." ●

QUESTIONS? COMMENTS? CONCERNS?

THE COURIER WANTS TO HEAR FROM YOU!

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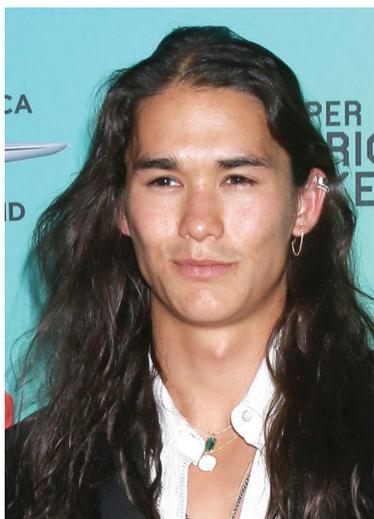


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Birthdays



BOOBOO STEWART
January 21



AHRYA FAR
January 22



JOELLE LEAH ELAZARI
January 23



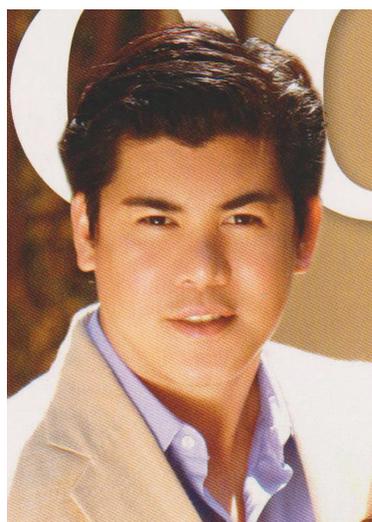
ROCHELLE MAIZE
January 23



JULIA JONES
January 23



ALICIA KEYS
January 25



OLIVER TOLENTINO
January 26



ROSAMUND PIKE
January 27



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). A social courtesy or deadline is causing you a measure of distress. Breathe and get to work. The task isn't as difficult or as time consuming as it seems.

TAURUS (April 20-May 20). The balancing act is between openness and vigilance. As it is with tightrope walkers, special tools, like the right shoes and a flexible horizontal rod, can help you maintain the equilibrium.

GEMINI (May 21-June 21). Creativity trumps pricey dining/entertainment every time. You have excellent ideas about how to whip up some inexpensive fun. Now all you need is the courage to follow through.

CANCER (June 22-July 22). Take notice of what you feel. It may help to realize that the feeling is physical and lives somewhere in your body. Paying attention to emotions enhances health and puts you in contact with deeper intuition.

LEO (July 23-Aug. 22). Quiet is precious. Enough of it pooled in one place becomes an ecosystem to attract things such as tranquility, inner peace and wisdom. Build barriers to ward off intrusions and protect the sanctity of this reserve.

VIRGO (Aug. 23-Sept. 22). Consider that your self-imposed limits might be far more stringent than any laid out in the rules of the game or by society at large. Does your strictness help matters or are you making things unnecessarily difficult on yourself?

LIBRA (Sept. 23-Oct. 23). No denying it: It's easier to have fun around certain people, and those are the ones who usually have people around them. So, in some subtle way you'll have competition, which keeps things interesting.

SCORPIO (Oct. 24-Nov. 21). You'll connect with friends. Loved ones will do the same. Since you have different friends, there's a certain amount of trust extended here, and it's faith well-invested.

SAGITTARIUS (Nov. 22-Dec. 21). You're throwing a form of tantrum right now -- a silent, internal and complex rebellion against something you've requested of yourself. It's a chance to work on the parent-child dynamic within.

CAPRICORN (Dec. 22-Jan. 19). Think about your desired outcome, write about it and envision it. It's too early to ask for it now, but in time you will see the path to getting what you want.

AQUARIUS (Jan. 20-Feb. 18). Money isn't all-important, but

it will be pretty hard to do the things on your list without it. Avoid judgments and attitudes that distance you from wealth. Be happy for the success of others, knowing yours is coming.

PISCES (Feb. 19-March 20). Conforming is appropriate at some stage of the game, but you're far past it. All that time spent trying to fit in and it turns out you're magnificent precisely because of the ways you are different from the others.



This is Chuck, a 10-week-old, 2-pound Chihuahua puppy. He's new to this world and ready to join a family. If you think Chuck would be a good fit, please contact Shelter of Hope at 805-379-3538.

www.shelterhopepetshop.org

Public Notices

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 1427842CAD TS No: S19-11051 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/25/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/30/2019 as instrument number 20191026555, in the office of the County Recorder of LOS ANGELES County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 1/7/2020 as instrument number 20200017280 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 3/18/1980 as instrument number 80-272387, WILL SELL on 02/17/2022, 10:00AM, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): J.K. SELZNICK, AN UNMARRIED WOMAN. The property address and other common designation, if any, of the real property is purported to be: 1424 NORTH CRESCENT HEIGHTS, UNIT 29, WEST HOLLYWOOD, CA 90046, APN 5554-005-034. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$17,965.64. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state.

If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Website: www.nationwideposting.com using the file number assigned

to this case: S19-11051. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case S19-11051 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: 12/24/2021 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 SHERMAN OAKS, CA 91411 (818) 845-8808 By: SUSAN PAQUETTE, TRUSTEE SALES OFFICER THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0398339 To: BEVERLY HILLS COURIER 01/21/2022, 01/28/2022, 02/04/2022

RFQUAL # 22-350-22 CITY OF BEVERLY HILLS

DEPARTMENT OF PUBLIC WORKS
345 FOOTHILL ROAD
BEVERLY HILLS, CALIFORNIA 90210

REQUEST FOR PREQUALIFICATION OF BIDDERS AND PREQUALIFICATION INSTRUCTIONS FOR:

MULTIPLE ROOFING PROJECTS

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for the Multiple Roofing Projects ("Project") must be pre-qualified prior to submitting a bid on the Projects. It is mandatory that all Contractors who intend to submit a bid, fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid.

A contractor (C39 license) is the prime contractor for this project, and the prime contractor will need to subcontract with the appropriate contractors for a turnkey project.

Contractor's questionnaire and forms can be downloaded from the City's PlanetBids portal: <https://www.planetbids.com/portal/portal.cfm?CompanyID=39493>
The item is listed as: *MULTIPLE ROOFING PROJECTS*

The last date to submit a fully completed questionnaire is **5:00 PM Tuesday, February 15th, 2022**. All qualification submittals are required to be submitted electronically via Planet Bids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications. Contractors are encouraged to submit prequalification packages as soon as possible, so that they may be notified of omissions of information to be remedied or of their prequalification status in advance of the prequalification deadline for this Project.

The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.

For any questions regarding the questionnaire and the qualification package contact the Project Manager, Karen Domerchie (email: kdomerchie@beverlyhills.org).

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent per-

mitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.

Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found not prequalified for either omission of or falsification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Department of Public Works senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

Public Notices

PUBLIC NOTICES

Public Notice of Unclaimed Funds
Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City's possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City's possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on March 16, 2022 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below.

Any claim for these unclaimed funds must be received by the City no later than 5:30 pm on March 15, 2022. Claims should be filed with the City of Beverly Hills, Accounting Division, Attn: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be obtained from the Accounting Division or on the City's website at: <http://www.beverlyhills.org/unclaimedfunds>. Proof of identity will be required.

101 Exhibit 322.56, 9521 Sunset, LLC 1,500.00, Albert Carillo 17.00, Alianza, Inc. 39.60, Angela Gold 17.00, Birdman Film Co. 250.00, Bookclub for Cats, LLC 193.00, Bookclub for Cats, LLC 6,364.50, Candice Mika 17.00, Charles Andrew Callaghan 33.00, Chori Perros Productions, LLC 824.00, Chori Perros Productions, LLC 6,082.50, Christopher James Reid 17.00, Christopher Lopez 20.05, Cotiviti Healthcare and Kaiser Foundation 405.69, Ethan Samuels 17.00, Event Eleven 226.50, Everyman Productions, LLC 151.00, EZPZ 382.00, Francisco Guillen 96.00, Freenjoy, Inc. 1,349.00, Habib Mofarah-Ghasri 39.20, Hanna Glazer 654.00, Heather Hinkel 23.40, Helen Mesghina 17.00, Hertz Vehicles LLC 116.00, Hertz Vehicles LLC 146.00, Hertz Vehicles LLC 216.00, Hiroshi Ohashi 17.00, Howard Jonokuchi 26.00, Jacquelyn Gail Snyder Herzig 427.00, Jacquelyn Gail Snyder Herzig 105.00, James Martin 17.00, James Martin 17.00, Jennifer Mazur 19.60, Jie Zhao 19.60, Julia Langdrum 1,213.50, Julie Pakula 17.00, Kabir Ahmed 23.40, Kaiser Permanente 1,446.50, Katherine Darrah 17.00, Kathleen Files 167.00, Kissing Booth Productions 220.00, Paul Krentzman 309.38, Lavielle J. Campbell 125.00, LAZ Parking 52.00, LAZ Parking at Two Rodeo 212.00, Lisa Mintz 207.00, Lumux, Inc. 23.40, Madel 17.00, Marvin Egorin 58.00, Mary Kotzman 96.00, Meera Crow 16.00, Mei Lai On 399.00, Michael Campbell 17.00, Miniac Films 385.50, MSD LLC dba Monalisa 164.43, Naomie Ezran 184.00, Nash 17.00, Network Medical Management Account Healthcare IPA 88.65, NZK Productions 220.00, Pacific Truck Equipment Inc 896.81, Pacific Truck Equipment Inc 433.62, Patricia A Mcverry 58.00, Paul Makarechian 194.37, Ralph Harris 17.00, Ralphs Grocery 197.71, Ruth Greene 53.00, Sahib Bahai 17.00, Samer Alaiti Md Inc 58.00, Saul Jimenez 86.86, Shorty Productions, LLC 814.00, Southern California Healthcare System 121.75, Sproose Hildings Inc 879.00, Stacie Tom 108.00, State Coll And Disb Unit-Scadu 329.54, Steve Mikhov 2,022.99, Synergy Development Services 2,791.74, The Quantum Group 64.00, Topanga Productions Inc. 755.00, Turner North Center Productions 755.00, Twentieth Century Fox Television 1,208.00, Universal Television, LLC 1,576.00, Universal Television, LLC 3,763.00, Vibrisa Inc dba Prime Brows 85.59, Wolf Camera 3,112.95.

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OBITUARIES

Marianne Catherine Brooks Morrissey

1939-2022



Long time resident of Beverly Hills, Marianne Catherine Brooks Morrissey passed away in her home earlier this month. Born in 1939 in the Bronx, New York, Marianne was married to James L. Brooks and was the beloved mother of Amy Lorraine Brooks and devoted grandmother of Ayden and Honor Brooks Rivera. In her career, Marianne contributed story ideas for the Mary Tyler Moore Show and was the "M" for WJM News on that show. Marianne was voted "Miss Madison Avenue" in 1963 by a NYC committee and this tribute ran in every subway

Marianne also obtained her AD in Dietary Health and worked as a dietician at Childrens Hospital. Later on she joined management staff at Cedars Sinai, where she worked in Food Services, showing extraordinary care for patients until her retirement. In addition to her former husband, daughter and granddaughters, Marianne is survived by her brother Michael and niece Carol. She cherished Beverly Hills for 50 years, and will be sorely missed by all, including her neighbors in her lovely community.

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