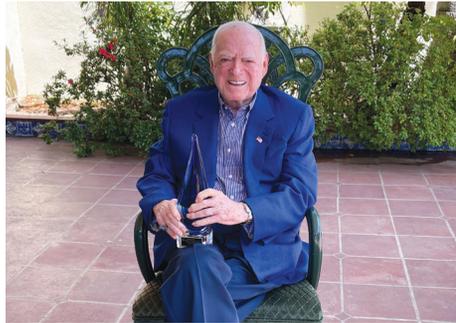


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THE WEATHER, BEVERLY HILLS

☀ Friday	83° 63°
☀ Saturday	82° 64°
☀ Sunday	85° 66°
☀ Monday	85° 67°
☀ Tuesday	84° 67°
☀ Wednesday	83° 65°
☀ Thursday	80° 63°

Concours d'Elegance Draws Nearly 50,000 to Rodeo Drive

BY SAMUEL BRASLOW



Crowds flocked to Rodeo Drive on Father's Day. Photo by Samuel Braslow

Tens of thousands of attendees flocked to Rodeo Drive for the 27th Concours d'Elegance on Father's Day, June 19. The annual event showcases exotic and vintage cars in pristine condition and kicks off the summer season for Beverly Hills. According to the city's Chief Communications Officer Keith Sterling, nearly 50,000 people turned out for the event.

Festivities began at 9:30 a.m. with a 50-car rally that made its way through the city before settling along Rodeo Drive with

dozens of other rare automobiles. Many makes and models were on view, but the official featured class of car this year was Rolls-Royce. The Concours lasted until 4 p.m.

The "Best in Show" award went to the 1955 Ferrari 250 Europa GT owned by Ken and Dale Roth. The Mayor's Award for "Most Elegant" went to the 1956 Alfa Romeo 1900 Zagato owned by David Sydorick. A full list of winners is available at www.beverlyhillscourier.com.

(Concours continues on page 15)

City Council Affirms Non-Historic Status for 1001 N. Roxbury Drive

BY SAMUEL BRASLOW

After an at times rancorous debate over the future of a lavish Beverly Hills estate, the City Council affirmed the previous findings of staff that the house at 1001 N. Roxbury Drive is not historic. The meeting stretched long past midnight – the second time, for this particular issue—and forced the Council to grapple with potential shortcomings of the city's tools to protect historic buildings.

The 10,000-square-foot property was built in 1942 for Mildred Naylor by Beverly Hills master architect Carleton Burgess in the Regency Revival style. Many celebrities and luminaries have been neighbors to the house, including George and Ira Gershwin, Lucille Ball, Diane Keaton, and Madonna, but itself has never been owned by a "person of great importance," according to a staff report.

In 2021, the new owner of the property, StubHub co-founder Eric Baker, who purchased the house for over \$39 million in 2020, requested that the city issue a certificate of ineligibility, certifying that the home does not have historic value.

(1001 N. Roxbury continues on page 14)

Nancy Hunt-Coffey Appointed Beverly Hills City Manager as of Jan. 1, 2023

BY ANA FIGUEROA



Nancy Hunt-Coffey

The City of Beverly Hills will have a female City Manager for the first time in history when Nancy Hunt-Coffey steps into the position on Jan. 1, 2023. Hunt-Coffey was appointed by a 4-1 vote of the City Council on June 21 and will take the reigns over from George Chavez, who is retiring.

Hunt-Coffey has served as Assistant City Manager since 2019 and in the words of Chavez is "ready" for the new role. In the statement announcing her appointment, Chavez noted, "When I selected her as my Assistant City Manager in 2019, I was confident this day would come. She has been a tremendous partner, colleague and friend." (Hunt-Coffey continues on page 9)

Saks Expansion Project Unveiled

BY SAMUEL BRASLOW

HBC, the parent company of Saks Fifth Avenue and Canadian retailer Hudson's Bay, has unveiled a 5-year plan to restore and develop properties including the historic Saks Fifth Avenue property on Wilshire Boulevard. The plans, which include six parcels across two blocks totaling 3.4 acres, would add commercial spaces, luxury apartments, and retail and dining destinations in addition to Saks Beverly Hills.

The project seeks to revitalize the drowsier Wilshire leg of the Golden Triangle, says Carolina Simon, a Vice President with the developer.

"This project unifies the underused properties around the Saks Beverly Hills building with a complete vision for the future of commercial and residential life in Beverly Hills." (Saks Renovations continues on page 17)

Courier Calendar

NOW - JUNE 26

EAST WEST PLAYERS: "INTERSTATE"

FRI. 8 P.M.

SAT. 2 P.M., 8 P.M.

SUN. 5 P.M.

East West Players present the world premiere of the musical production "Interstate," based on the book by Melissa Li and Kit Yan. This pop-rock poetry musical follows the story of Dash, a spoken work performer, and Adrian, a singer-songwriter, and their journey as transgender people navigating love, family, masculinity, and finding a community in the era of social media. Tickets range from \$39-\$59. Guests must present proof of vaccination for COVID-19 and wear masks inside. Shows are held in the David Henry Hwang Theatre at 120 Judge John Aiso St., Los Angeles. <https://eastwestplayers.org/interstate/>

NOW - JULY 1

UTA ARTIST SPACE: NICHOLAS

KONTAXIS: "CATCH ME"

TUES.-FRI. 10 A.M.-5 P.M.

SAT. 11 A.M.-4 P.M.

UTA Art Space presents an exhibition, "Catch Me," from Nicholas Kontaxis, a young abstract expressionist painter. Kontaxis is a self-taught artist who uses

art to communicate a passion for life. He began painting as a teenager, after being born with a tumor that causes significant and frequent seizures, atypical motor function, and neurodiversity. Titles of his works are often sourced from the few utterances that he has made over the years ("Hear the Rain," "Got Issues," "Just One More Time"). "Catch Me" contains recently made works that express a spirit of freedom and experimentation despite the confinement that characterized the last two years. Admission to UTA Artist Space is free.

<http://utaartistspace.com/exhibitions/nicholas-kontaxis/>

NOW - JULY 3

BROADWAY IN HOLLYWOOD:

"PRETTY WOMAN: THE MUSICAL"

TUES.-FRI. 8 P.M.

SAT. 2 P.M., 8 P.M.

SUN. 1 P.M., 6:30 P.M.

At the Dolby Theatre, Broadway in Hollywood presents the Los Angeles premiere of "Pretty Woman: The Musical," filled with iconic moments from the original movie. Set in 1980s Hollywood, the musical stars Adam Pascal as Edward Lewis and Olivia Valli as Vivian Ward. It is led by two-time Tony Award-winning

director and choreographer Jerry Mitchell and produced by Paula Wagner. "Pretty Woman: The Musical" features the hit song "Oh, Pretty Woman" by Roy Orbison and Bill Dee, along with an original score written by Grammy winner Bryan Adams and Jim Vallance. Additionally, the tour will play at the Segerstrom Center for the Performing Arts in Costa Mesa from July 5-17.

<https://prettywomanthemusical.com/>

NOW - JULY 10

ACE STUDIOS: "A FOREST FOR THE TREES"

WED.-SAT. 12-6 P.M., SUN. 12-5 P.M.

Artist Glenn Kaino and The Atlantic present the immersive art show, "A Forest for the Trees." The show features surreal visuals, animatronic trees, and interactive elements culminating in a multi-sensory experience. Guests will be primed to reexamine their relationship with the natural world, especially relating to the environmental writings featured in The Atlantic. Tickets range from \$10-\$50. Mastercard holders receive 10% off tickets. A donation is made to plant one tree for each ticket sold. The show is located at Ace Mission Studios, 516 S. Mission Road, Los Angeles. Attendees must be fully

vaccinated against COVID-19 or possess a negative test result. Masks are strongly encouraged but not required. <https://www.aforestla.com>

NOW - SEPT. 4

J. PAUL GETTY MUSEUM:

"THE LOST MURALS OF RENAISSANCE ROME" AND "JUDY BACA: HITTING THE WALL"

The Getty's two new exhibits showcase mural art from around the world, including downtown Los Angeles and Rome. Guests will have the opportunity to learn about the vulnerability of mural art. "The Lost Murals of Renaissance Rome" highlights works such as Federico Zuccaro's "Early Life of Taddeo Zuccaro," a series of 20 drawings. Centuries later, Judy Baca created the mural "Hitting the Wall" in 1984, the same year women were allowed to participate in the Summer Olympics marathon, which she portrays in the mural located on a freeway underpass in downtown Los Angeles. The exhibition will feature sketches, colorations, and an actual-size reproduction of part of the mural. https://www.getty.edu/visit/cal/events/ev_3360.html



Greg Ito
Tunnel Vision, 2021
Acrylic on canvas over panel
88 x 64 inches

Collection of East West Bank.
Image courtesy of the Artist and Anat Ebgi.

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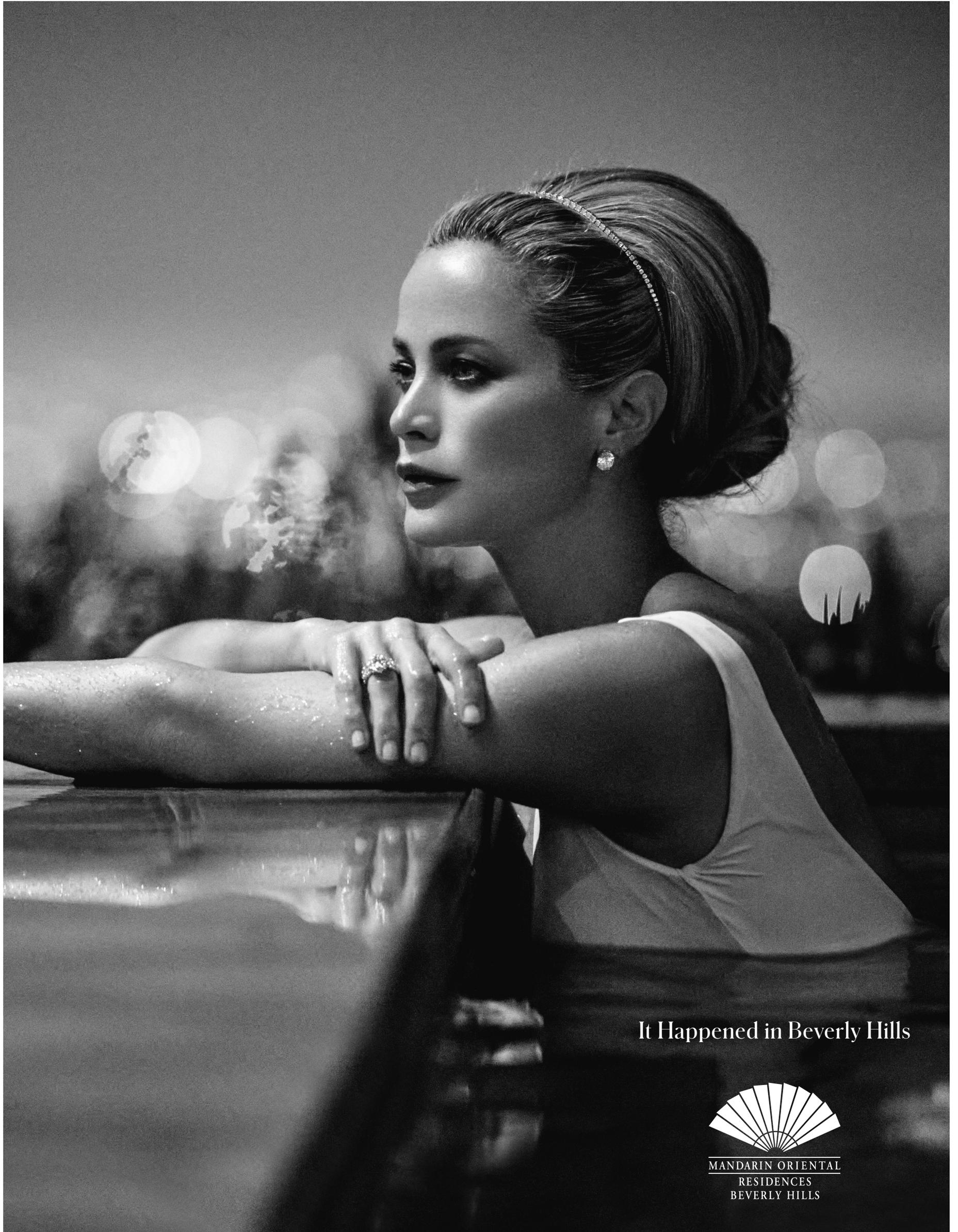
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It Happened in Beverly Hills



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Property Owners Task Force Reviews Business Trends

BY BIANCA HEYWARD



Two vacant commercial properties on Brighton Way and Bedford Drive. Photo by Bianca Heyward

In an ongoing effort to develop strategies that set up the business community for success, the Property Owners Task Force Committee reviewed the mixed-use development pipeline, the potential impact of the future Metro D Line Extension Wilshire/Rodeo station on tenants, and the commercial leasing activity in Beverly Hills at its liaison meeting on June 16. With the Wilshire/Rodeo station slated to open in 2025, the committee debated whether

the station would benefit from a public restroom and what impact that would have. City staff reported no new mixed-use applications (which allows for buildings to have a combination of residential and commercial uses) and provided the Task Force and council liaisons Vice Mayor Dr. Julian Gold and Councilmember Lester Friedman with the latest commercial vacancy rates in Beverly Hills. (Task Force continues on page 14)

BHUSD Creates Director of School Safety Position

BY BIANCA HEYWARD



Mark Mead

The Beverly Hills Unified School District (BHUSD) announced the creation of a new cabinet level position, Director of School Safety, as the safety and security structure in the district is reimagined. In a June 16 email to the BHUSD community, Superintendent Dr. Michael Bregy named Beverly Hills High School (BHHS) Principal Mark Mead as the preferred candidate, subject to BHUSD Board of Education approval. In an emergency, the Director of School Safety will serve as an on-the-ground liaison between BHUSD and BHPD.

Mead has been involved with BHUSD since 2006 in different capacities, including as an English teacher, wrestling coach, Associated Student Body (ASB) director, and administrator. He was appointed Principal of BHHS in 2017. As Principal, Mead advocated for the Norman Aid Wellness Center, helped implement the Signs of Suicide program for freshmen and mental health risk assessments for students with the support of the counseling team. (School Safety continues on page 9)



City Council
and City Treasurer
Installation

Limited seating available

* Tuesday, July 12, 2022
7:00pm

*PENDING FINAL
ELECTION RESULTS

Beverly Hills City Hall
455 N. Rexford Drive
Beverly Hills, CA

Anyone could manage our family Trust but he earned our family's trust.



Scout always made Pop Pop smile and smiles were hard to come by at the end. We wanted him to be happy but the hospital said, "Absolutely no dogs allowed." I don't know what Tim said or did, but he arranged for us to bring Scout in before Pop Pop passed. I've never seen him happier and more at peace than when he was sitting with his beloved dog. Tim could make us millions of dollars managing our portfolio, and he has, but he'll never give us anything more valuable than that moment because true worth is in **the little things**.

— David, Santa Barbara



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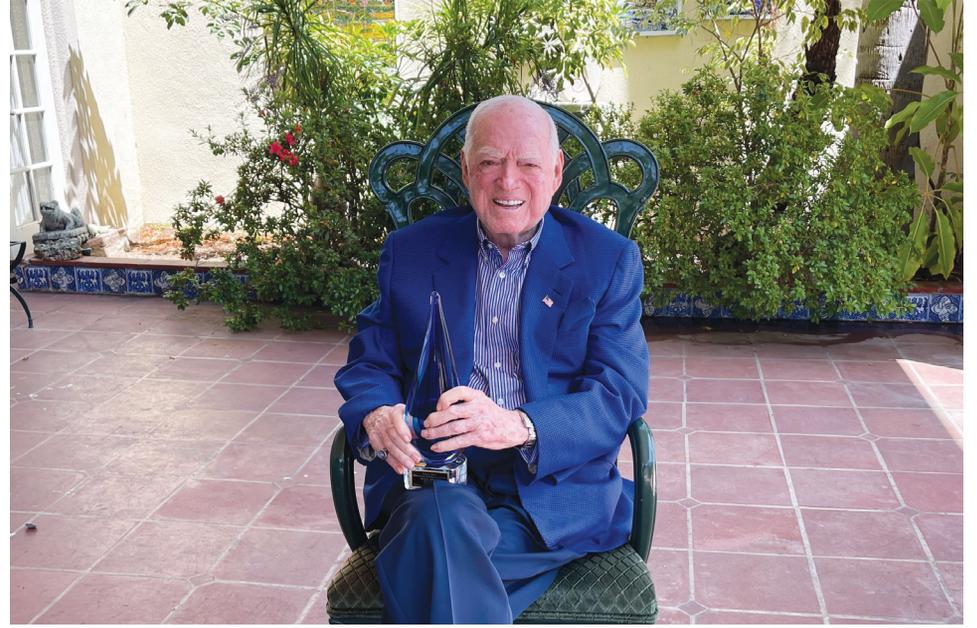
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Council Gives 60 Second Shout Out to Dr. John Winters



The Beverly Hills City Council recognized Dr. John Winters from the Beverly Hills Small Animal Hospital during its 60 Second Shout Out on June 21. Pictured (from left) Councilmember Friedman, Vice Mayor Gold, Mayor Lili Bosse, Dr. John Winters, Councilmember Mirisch and Councilmember Wunderlich.

Inaugural Stanley Black Award Bestowed by Rotary Club



James Jahant received the inaugural Stanley Black President's Philanthropy & Inspiration Award at the June 20 meeting of the Rotary Club of Beverly Hills. The award recognizes a Beverly Hills Rotarian for outstanding service over the past Rotary year (July 1-June 30). The award comes with a cash contribution of \$10,000 (\$5,000 from The Stanley Black Foundation and \$5,000 from Rotary Club of Beverly Hills) paid to the philanthropic organization of the awardee's choice in their name. Pictured is Stanley Black with the engraved art glass blue teardrop award.



Mayor's Mental Wellness Series

with guest **Dr. Edith Eger**

International best-selling author of *The Choice: Embrace the Possible*, numerous guest appearances on Oprah, BBC, TEDx & Today.com

Friday, July 15, 2022
10:30am-11:30am

City Hall
Municipal Gallery
455 N Rexford Dr.
Beverly Hills, CA 90210

Join Beverly Hills Mayor Lili Bosse and Dr. Edith Eger for an hour filled with inspiration and life changing words of wisdom. Dr. Eger has been featured across the globe as the top trauma expert, having experienced the horrors of Auschwitz herself.

More information at beverlyhills.org/mentalwellness





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and an inspiration to our community.



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Beverly Hills Illuminated to Honor the Fallen



The Beverly Hills City Hall was illuminated in blue from June 16-20 in honor of El Monte Police Corporal Michael Paredes and Officer Joseph Santana, who were fatally shot last week.

Business with Bosse Goes to MÍRAME



Mayor Lili Bosse met with members of the community on June 15 at the most recent Business with Bosse event, which took place at MÍRAME on Canon Drive.



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(Hunt-Coffey continued from page 1)

Hunt-Coffey was first hired by the city in the position of Assistant Director of Community Services in 2008. She moved up to the Director's role in 2016, with responsibility for the city's Recreation and Parks, Library, Human Services and Administrative Support divisions.

Prior to her employment in Beverly Hills, Hunt-Coffey held several positions in the City of Glendale, including Director of the Glendale Library. She also helped develop and lead the Information Technology Department's eGovernment program.

Hunt-Coffey holds a Bachelor of Arts Degree in English and Spanish Literature from Occidental College and a Master's Degree in Information Studies from UCLA.

In her role as Beverly Hills City Manager, Hunt-Coffey will oversee nine departments, working closely with city staff and the City Council.

"Nancy is a superstar and will be a phenomenal City Manager for our community," said Mayor Lili Bosse. "She works harder than anyone I know and has earned the trust and respect of this Council, our community and city employees. I cannot think of a better role model to serve as the city's first female City Manager and Beverly Hills is so lucky to have her."

In a May 6, 2022 front-page profile in the Courier, Hunt-Coffey described the challenges of keeping the city operational during the COVID-19 pandemic. She also spoke about one of her proudest achievements, the restoration of Beverly Gardens Park.

"It was an honor to be involved in the process of restoring that park to its former grandeur, and the project received a Preservation Award from the Los Angeles

Conservancy in 2020," said Hunt-Coffey. "Each block has its own unique design and plant palette and color palette – you have the Cactus Garden, the Palm Garden, the Rose Garden – so it was maybe more complex than it seems."

Hunt-Coffey has also proven herself as a master of multi-tasking. She and her husband, Jonathan, are parents to Julia 17, a Harvard-Westlake graduate who will enter UCLA in the fall. Their son, Sean, 15, attends Beverly Hills High School. In the Courier profile, Hunt-Coffey cited her late mother, a Spanish teacher in the Los Angeles Unified School District for 33 years, as her inspiration.

"She was a role model and a trailblazer, a working mom balancing it all," Hunt-Coffey said. "Being a schoolteacher is a stressful job, and she was a very strong person. She taught me about the value of public service, that there's more to life than just making money. Beyond teaching, she worked with low-income immigrants, new to the country, helping them figure out green cards and acclimate to the United States. She had gang members in her classes. Trying to help those families and kids grow was fulfilling and that was inspirational to me."

On the promotion to the City Manager's job, Hunt-Coffey added, "It's difficult to put into words what an incredible moment this is for me and my family. I have worked in public service for over 30 years and the employees of this city inspire me each and every day with their dedication and commitment to providing world-class service. I am thankful to the Mayor and City Council for the trust they have placed in me, and it will be the honor of my lifetime to serve as City Manager." ●

(School Safety continued from page 4)

"I am honored to be entrusted with the responsibility the BHUSD Director of School Safety role encompasses," Mead told the Courier. "Pending Board of Education approval, I look forward to working with the entire BHUSD community to roll out the new security structure as detailed by Dr. Bregy last week."

Mead has written school safety plans, resupplied emergency bins and has successfully performed live remote evacuations and navigated many shelter-in-place scenarios, including on May 19 after reports of an armed individual near BHHS surfaced online. In the position, Mead will also be responsible for creating a new District School Safety and Security Committee that includes students, staff, parents, and community members.

"Mark Mead's leadership and commitment to student safety was cemented five years ago when the school shooting in Parkland shook the nation," Bregy said. "Mr. Mead immediately responded to an inundation of parent and community concerns surrounding BHHS security. Subsequently, a physical perimeter was established, external armed security was implemented, and ingress and egress were changed to allow for student identification monitoring and guest registration." All employees who are responsible for ensuring the safety and security of BHUSD schools report directly to Bregy.

The reconceived approach to school safety is structured around accountability,

transparency, and proactivity. To centralize and leverage surveillance tools, BHUSD has a fully functional Command Center, an integrated CCTV camera program, radio channels districtwide, investigation technology, and crisis monitoring to work directly with the BHPD. The Director of School Safety will lead the BHUSD Safety Team with the support of a Command Center Manager, Command Center Specialist, and part-time programmer.

"A common misconception is that the Director of School Safety is a Director of Security," Bregy noted. "Although security is a critical element in this role there are other often overlooked component."

In the position, Director of School Safety will also be involved in school site council meetings, PTA meetings, ensuring that school signage is compliant with code regulations, and making sure school calendars are accurate. The Director of School Safety will also direct administrators, BHUSD staff, community members, and school site councils as they form comprehensive, site specific school safety plans.

The district has already started a national search for a new BHHS Principal, and the position is posted on the BHUSD website.

"I can assure you that we will not settle for anything less than an outstanding candidate," Bregy said. "Until such time as the new Beverly Hills High School Principal is in place, Mr. Mead will continue to serve in this position. Furthermore, I have full confidence in Assistant Principals Drew Stewart, Kim Decatrel, and Phil Chang." ●

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NOTICE OF PUBLIC HEARING

DATE: Monday, July 18, 2022
TIME: 10:00 A.M. or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below.

PROJECT ADDRESS: 427 North Cañon Drive
(Between S Santa Monica Blvd and Brighton Way)

The Hearing Officer of the City of Beverly Hills will hold a public hearing on **Monday, July 18, 2022**, beginning at **10:00 A.M.** to consider the following:



A request for a **Determination of Public Convenience or Necessity** to allow the sale of beer and wine for off-site consumption pursuant to a Type-20 Off-Sale Beer & Wine license with the California Department of Alcoholic Beverage Control (ABC) within a new boutique market and wine shop associated with Euro Gastronomie at 427 North Cañon Drive, Suite 108. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15303 of the state CEQA Guidelines. Accordingly, the City will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

How to Participate

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

- **Oral Comment / Listen Only:** Call (833-548-0276) and enter meeting ID 844 6491 8768.
- **Video Comment:** www.beverlyhills.org/hearings, enter passcode: 90210 when prompted.
- **Written Comment:** Email agomez@beverlyhills.org
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted by 9:00 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Hearing Officer. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Any written comments received by end of the day on Friday, July 8, 2022 will be attached to the agenda report regarding this item. Any comments received after Friday, July 8, 2022, but prior the public hearing, will be distributed to the Hearing Officer under separate cover.

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

If there are any questions regarding this notice, please contact **Kaitlin McCafferty, Associate Planner**, in the Planning Division at **(310) 285-1164**, or by email at kmccafferty@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,
Kaitlin McCafferty, Associate Planner

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.



NOTICE OF PUBLIC HEARING

DATE: Monday, July 18, 2022
TIME: 10:00 A.M. or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below.

PROJECT ADDRESS: 350 North Cañon Drive
(nearest cross street: Brighton Way)

The Hearing Officer of the City of Beverly Hills will hold a public hearing on **Monday, July 18, 2022**, beginning at **10:00 A.M.** to consider the following:



A request for a **Determination of Public Convenience or Necessity** to allow the sale of a full line of alcoholic beverages for off-site consumption pursuant to a Type-21 Off-Sale General license with the California Department of Alcoholic Beverage Control (ABC) within a new boutique liquor store/wine shop associated with Caffe Roma at 350 North Cañon Drive. Pursuant to §23958.4 of the California Business and Professions Code, the City of Beverly Hills is required to make a determination as to whether allowing the sale of alcohol from the project site will serve the public convenience or necessity.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15303 of the state CEQA Guidelines. Accordingly, the City will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

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

Sincerely,
Alvaro Gomez, AICP, Associate Planner

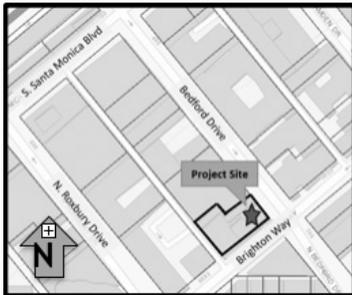
Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.



NOTICE OF PUBLIC HEARING

DATE: Thursday, July 14, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held in person at:
 Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

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



PROJECT ADDRESS: 9661 Brighton Way, Suite 104 (nearest cross street: Bedford Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, July 14, 2022** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit. A request for a Conditional Use Permit (CUP) to allow for the establishment of a cosmetic spa located at **9661 Brighton Way**. Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-1620.2, a CUP shall be obtained prior to the establishment of such facility.

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the State CEQA Guidelines, which is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves the change of use from retail to cosmetic spa, and does not involve physical changes to the facility. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt, pursuant to Section 15301 from further environmental review under CEQA.

How to Participate

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

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

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Tuesday, July 5, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, July 5, 2022, but prior to the public hearing, will be distributed to the Commission under separate cover.

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

If there are any questions regarding this notice, please contact **Alexandria Smille, Associate Planner** in the Planning Division at (310) 285-1162, or by email at asmille@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:
 Alexandria Smille, Associate Planner



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

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Views from the Concours' d'Elegance in Beverly Hills



Rolls-Royce was the official car of this year's Concours d'Elegance.
Photo by Bianca Heyward



Mayor Lili Bosse presents an official proclamation to Concours d'Elegance co-founder Bruce Meyer.
Photo by Lisa Friedman Bloch



BHPD Chief Mark Stainbrook waves to onlookers in the auto rally followed by Nicolas and Roxy Bijan in the Bijan Rolls-Royce. Photo by Lisa Friedman Bloch



CITY OF BEVERLY HILLS

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For more info visit beverlyhills.org/openbh or email business@beverlyhills.org



Mayor Lili Bosse rides in style in the auto rally to Rodeo Drive. Photo by Lisa Friedman Bloch



Attendees kneel for a selfie with a 1965 Ford GT40 MK1 owned by Bruce Goldsmith. All photos except where indicated by Samuel Braslow



A 1973 Oldsmobile that answers a particularly foul joke



Architect Earl Rubenstein beside his custom 1935 Packard Super 8 Dual-Cowl Phaeton Dietrich



Designer Matt Winters with his 1957 Porsche Speedster



Beverly Hills resident Leona Fallas matching her outfit to a Rolls-Royce

(Task Force continued from page 4)

According to statistics sourced from CoStar real estate database by Greg Sefain, Economic Development Manager with Beverly Hills Chamber of Commerce, vacancy rates for both retail and particularly office submarkets have increased since 2019.

In 2019, the vacancy rate for offices was at 9.2% with an average market rent per square foot at \$70.94. In 2020, it rose to 10.3%, in 2021 to 17%, and now 16.5% in 2022. While the average market rent for offices has gone down in the last four years, currently at \$68.52, the vacancy rate has almost doubled. Compared to West Hollywood, Century City, and Santa Monica, Beverly Hills has the highest office vacancy rate as of June 2022. For comparison, the office vacancy rate in West Hollywood is 10%, with an average rent of \$57.20 per square foot.

For retail, the vacancy rate was 4.8% in 2019, with an average market rent per square foot at \$96.34. In 2020, the vacancy rate rose to 5.65%, in 2021 to 6.5%, and 6.1% in 2022. The average rent for retail has increased by \$2.06 since 2019. Despite having a substantially higher market rent, Beverly Hills has the lowest retail vacancy rate as of June 2022 compared to West Hollywood, Century City, and Santa Monica. For comparison, the retail vacancy rate in Santa Monica is 10%, with an average rent of \$70.36 per square foot.

“Generally speaking, compared to most cities, we didn’t lose nearly as many businesses as other cities did,” Chamber President and CEO Todd Johnson said. “And we have upwards of 35-40 new businesses

that have opened or will be opening within the next 12 months, some amazing restaurants, and some great retail.” Big names like Erewhon, Shake Shack, Sweetgreen and Jon and Vinny’s are all expected to open between summer and fall this year. However, Johnson said as the Chamber is anticipating a less robust fall with fewer tourists expected, they’re planning to encourage residents to shop and dine locally.

Nearly two years after the City Council approved the mixed-use ordinance in 2020, there are few mixed-use projects in development. The ordinance allows for the development of mixed-use buildings as residential above commercial along some of the major corridors in the city where that was previously not allowed. The height limits vary between three and five floors, depending on the adjacent residential uses in the area.

According to City Planner Timothea Tway, there are no applications that have been submitted right now, but there are two mixed-use projects in the works in the concept review phase.

“Obviously, 30 story buildings might be an answer, but that’s not going to happen,” Gold said. “But within reason, are there things that we could do that would make it more attractive?”

“There are probably some places in the city where the council might be more willing to allow greater height or density,” Gold added.

With Metro stations opening in 2025 in Beverly Hills, the impact it will have

on tenants was a new agenda item to “get people to think about if there are things we should be considering as this gets closer,” Vice Mayor Gold said. “Now’s the time to put them on the table.”

With regards to a public restroom at the Wilshire/Rodeo station, stakeholders advocated both for and against it, with some proposing a fee-based system.

“Metro does not have restrooms in any of their outlets so far,” Friedman said. “It was supposed to go to the Metro board in terms of what they were going to do in their stops, and we had our own independent discussion about what we should do in Beverly Hills. We were taken on a tour of a Metro station by the police department, and we

were informed of the significant issues of having a restroom at a stop. Crime issues, the fact that we would be perhaps the only one that would have a restroom along the way, and it’s really being rethought as to what we really should do.”

Proponents argued that by providing a restroom, it would deter people from public urination in nearby alleyways and side streets. “There are positive things, we just have to figure out how to manage unwanted urination and other things that come up,” said David Mirharooni, who sits on the Chamber’s Board of Directors.

“I think it’s very much a work in progress,” Gold said. “TBD what that’s going to look like.” ●

(1001 N. Roxbury continued from page 1)

Both Baker and his wife, Nicole, spoke before the Council at the June 21 meeting, emphasizing their connections to the city as natives.

“I love Beverly Hills,” said Baker. “It’s my hometown. I can’t imagine a better community to raise a family.”

“Eric and I have followed the process and all of the city’s rules to the letter,” Nicole said. “As we have clearly laid out, the facts confirm that the house we own is not historic.” The certificate prevents the Cultural Heritage Commission or the City Council from designating a property as a landmark for seven years, giving homeowners a level of reassurance to move ahead with changes to the property that would otherwise be barred were it deemed historic. The process for receiving a certificate is part of the city’s Historic Preservation Ordinance first passed in 2012.

Director of Community Development Ryan Gohlich granted Baker’s request in March 2022. Before that, Baker had to submit a report by a historic consultant showing that the property fails to satisfy the criteria for landmark status set out in the Historic Preservation Ordinance. That report then went through a peer review process by the city’s own historic consultant.

Based on the report and the city’s own review, Gohlich found that the home satisfied the requirements for a certificate of ineligibility. Part of this decision rested on the fact that the house “was not the subject of any publications or architectural awards discussing or honoring the property for its design and merit.”

The decision caught the attention of many in the city, including Cultural Heritage Commissioner Jill Collins, who flagged multiple articles about the house in publications like Luxe Interiors and Design and a Russian edition of Architectural Digest and argued that the existence of the articles contradicted Gohlich’s findings. Collins later surfaced more publications that discussed the property, an online article, a book, and a coffee table book.

The hearing attracted considerable attention from celebrities including Candy Spelling, Ted Danson, Mary Steenburgen, and Diane Keaton.

Columnist and historian Alison Martino, who runs the Instagram account Vintage Los Angeles and has previously spoken out in support of the home, took to Twitter to mourn the outcome of the hearing.

“Last night we lost the fight to save 1001 Roxbury Drive,” she wrote. “Each day our

city seems to be losing the magic that made it what it once was.

Even while some Council members expressed misgivings about their votes, a majority felt that the existing rules prevented them from overruling staff on the certificate. All but Councilmember John Mirisch voted to affirm staff’s original decision.

Councilmember Robert Wunderlich reluctantly voted to affirm the certificate of ineligibility, declaring the moment “a sad day for Beverly Hills” and “a day that we will regret.” But, he said, that his role on the Council is to “enforce the rules we have in place.”

“I hope that the future City Council will very quickly move to change the statute so that this doesn’t happen again,” he said.

Councilmember Lester Friedman felt that there was not “any evidence of it being of exceptional quality.” Although the house had been published in the magazines and books brought before the Council, the articles focused on the interior design, not the architecture, Friedman said.

Councilmember John Mirisch argued that the house was iconic enough to preserve and read a letter by film and television producer Jerry Bruckheimer and his wife, author Linda Bruckheimer, who own the historic home of Columbia Pictures co-founder Harry Cohn.

“If we are intent on preserving our historical treasures, we cannot have policies that make it harder to restore homes than to knock them down.”

Councilmember Julian Gold agreed with Wunderlich and Mirisch that “we have to do some work on this ordinance,” but like Wunderlich, could not square the existing rules with a rejection of the certificate.

“I think the language is clear. I think our decision may be painful, but it, too, is clear,” Gold said. “I think we have no option based on our own language, our own law, but to uphold the decision of the director.”

Mayor Lili Bosse, too, acknowledged that the Historic Preservation Ordinance “wasn’t perfect,” but said that “we don’t believe in bait and switch, and we don’t believe in rewriting the rules.” While the articles brought forward by Collins may have initiated the broader discussion by the Council, after consideration, Bosse did not feel they satisfied the requirements under the city’s ordinance.

The Council will vote on a resolution documenting the finding on July 19. Even with the certificate upheld, the property owners must submit any new home on the property to design review, according to Gohlich. ●

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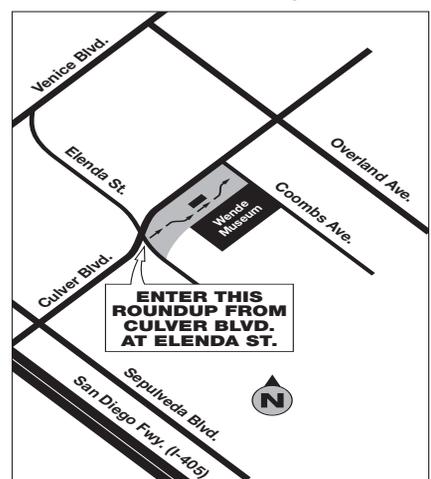
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(Concours continued from page 1)

Prior to the rally, Mayor Lili Bosse presented an official proclamation on behalf of the City Council honoring Concours d'Elegance co-founder Bruce Meyer, "a renowned collector of vintage automobiles, motorcycles and historic winning race cars from the 24 Hours of Le Mans to Indy to the Bonneville Salt Flats," Bosse said.

The proclamation cited Meyer's past role as the Founding Chairman of the Petersen Automotive Museum and the contributions made by his family to the community.

"Now, therefore, we, the City Council of the City of Beverly Hills, do hereby thank Bruce Meyer for his incredible contributions to the City of Beverly Hills," Bosse read from the proclamation.

Many of the vehicles came courtesy of the event's sponsors, such as Rolls-Royce and the Peterson Automotive Museum. Other cars belonged to collectors with a passion for restoring and maintaining vintage autos.

Matt Winters, a Beverly Hills resident and designer, is only the third owner of the resplendent red 1957 Porsche Speedster he showed at the Concours. When he bought the car in 2020 after 20 years of pining for one, he made "some minor tweaks" to restore the car to its period-correct state.

"I've been enjoying it ever since," Winters told the Courier, himself wearing period-appropriate attire for a 1950s motorist.

Winters estimates that he has built and repaired 35 cars since he was 15, but says the Speedster is the "top of the collection."

"The car is 100% original, it's all numbers matching, it's been a California car since the day it was shipped from New York," he said. "I have all the paperwork from the day that it was purchased."

While Winters would not disclose the amount he paid for the road machine, he estimates its current worth at \$800,000.

Earl Rubenstein readily shared that he paid \$1,200 for his custom 1935 Packard Super 8 Dual-Cowl Phaeton Dietrich, which was virtually every cent in his and his wife's bank account in 1963 (save for \$50). The original owners, Dorothy Boss and her late husband John, drove the car on their wedding day in 1935. While other prospective buyers had offered more than double what Rubenstein paid, Dorothy told the architect that she could "tell you're going to do the right thing by this car."

Six months later, Rubenstein returned to Dorothy's house in the Palisades with the newly-restored Packard and offered her the keys.

"She says, 'No, it's your car, you drive me,'" he recounted to the Courier. "She got in the car, and she was so emotional, tears were coming down to see this engine like it was when she and her husband bought the car."

But at its core, in addition to celebrating cars and luxury, the event celebrated fathers – and family, more broadly.

"It was great," said Wes Thomas, who marked his seventh-or-so time going to the Concours with his teenage son, Cole. "It's a nice way to spend a little bit of time." ●

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Wednesday, June 29 at 10 am



Private Collection of Mitzi Gaynor

Wednesday, June 29 at 1 pm

ONLINE AUCTION • WEDNESDAY, JUNE 29
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On Wednesday, June 29th, Andrew Jones Auctions will present, via an Online-Only Auction, property from two different collections of Hollywood legends: Dino & Martha DeLaurentiis and Mitzi Gaynor. Online bidding will be facilitated by AndrewJonesAuctions.com, Invaluable.com and LiveAuctioneers.com. Absentee bids will be accepted - physically distanced live previews will be held by appointment at the Andrew Jones Auctions gallery: 2221 South Main Street in Downtown Los Angeles. For an appointment, call (213) 748-8008 or email: info@andrewjonesauctions.com

On June 29 starting at 10 AM, Andrew Jones Auctions will be offering property from the collection of film producer Dino De Laurentiis and his wife Martha featuring items which are European in style but peppered with Americana. These pieces range from a pair of Italian Baroque paint decorated wall lights from the first half of the 18th Century (est. \$2,000-\$3,000); to an impressive English mahogany extension dining table (est. \$2,000-\$4,000); to a pair of Italian fruitwood reliefs of seated lions from the second half of the 18th Century (est. \$1,000-\$2,000.) Also offered from the DeLaurentiis collection will be a number of works by Italian artists Corrado Cagli and Mirko Basaldella, with whom Dino worked to create scene designs for his films

Then, at 1 PM on June 29, the private collection of the Emmy Award-winning and Golden Globe Award-nominated actress, comedienne and musical performer Mitzi Gaynor will come up for bid. This collection features fine art, antiques, books, silver, porcelain and glass, decorative arts and Louis Vuitton luggage. Highlights from the collection will include an 18th Century portrait of an aristocratic lady attributed to Jean Marc Nattier (est. \$8,000-\$12,000); a charming English portrait of Master Robin Vanecke painted in the manner of John Hoppner (est. \$8,000-\$12,000); and an early American coin silver three-piece coffee service by R & W Wilson of Philadelphia, made circa 1825 (est. \$800-\$1,200). Other items include Gaynor's Bosendorfer ebonized 7-foot baby grand piano (est. \$6,000-\$8,000) and a Tiffany Studios patinated bronze scarab inkwell from the early 20th Century (est. \$3,000-\$5,000.)

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Birthdays



MINDY KALING
June 24



JONI ALPERT
June 25



AUBREY PLAZA
June 26



TOBEY MAGUIRE
June 27



KATHY BATES
June 28



MEL BROOKS
June 28



JOHN CUSACK
June 28



MARJORIE WITTNER
June 28



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). Cynicism isn't insightful or helpful or any more honest than uplifting commentary. You'll contribute in a more attractive mode of communication: the supportive language of optimism.

TAURUS (April 20-May 20). The apathetic may harbor no ill will. It's more likely that they just don't see what's at stake. Change will happen when people understand things differently. You'll earn trust by educating without pushing an agenda.

GEMINI (May 21-June 21). You're so multifaceted that someone who only knows you in one context hardly knows you at all. Furthermore, you'd like to keep your mystery intact and will be skeptical of those who want to learn more. Let them earn the right.

CANCER (June 22-July 22). Would you rather feel that everything is certain and nothing changes, or that nothing is certain and everything changes? The day's

delight hinges on a balance of expected and unexpected events.

LEO (July 23-Aug. 22). You're old enough to take advantage of privileges that were out of reach when you were younger, and you can afford them now too. The best part is how you appreciate your position. Gratitude attracts good fortune.

VIRGO (Aug. 23-Sept. 22). Looking back, you now realize how many of your concerns back then were needless. It's safe to enjoy yourself now too. Trust future-you to handle the future and let present-you handle only this.

LIBRA (Sept. 23-Oct. 23). Success will be simple when you recognize what is and is not under your control then apply yourself only to the first group of circumstances. There is always more than enough to do in that category.

SCORPIO (Oct. 24-Nov. 21). Caring isn't always a gentle tone. Sometimes caring shows up strong or impulsive, assertive or challenging. Relationships that are real, honest and in-the-moment are made up on the spot. They may not fit the mold.

SAGITTARIUS (Nov. 22-Dec. 21). When love troubles you, turn to friends, and when friends are the problem, turn to love. Knowing who you are and what you want makes it easier for others to figure out how to love you.

CAPRICORN (Dec. 22-Jan. 19). The fun is at your house because people feel they can be themselves there. Your warmth and acceptance make it so! If you want them to leave, you'll have to tell them; none will get the hint.

AQUARIUS (Jan. 20-Feb. 18). You'll quietly suss out potential connections. You can tell who is going to be high-maintenance or tricky because early interactions reveal much. Many difficult people are worth the trouble.

PISCES (Feb. 19-March 20). Small acts of domesticity or self-care may not appear to be as significant to your well-being as big grand gestures, yet there's practical magic in simple things that will contribute enormously to happiness.



This week's adoptable pup is Alf. He's a 6-year-old, 10-pound dachshund who would fit in perfectly in any home. To adopt him, please contact Shelter of Hope at 805-379-3538.
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Richard Baker, CEO of HBC, revealed details of the project in Beverly Hills on June 23. Photo by John Bendheim



A rendering of the renovated Saks building and new adjacent office buildings proposed by HBC Photo courtesy of HBC

(Saks Renovations continued from page 1) It also represents the most significant investment in the commercial and residential future of Beverly Hills in decades,” she told the Courier.

Founded in 1670 as a fur-trading business, HBC is one of the oldest companies operating in North America. It purchased Saks in 2013 for \$2.9 billion.

The historic Saks Fifth Avenue Building was built in 1938 and designed by father and son duo John and Donald Parkinson (Parkinson & Parkinson), the architects behind Los Angeles’s Grand Central Market and City Hall, and Paul Revere Williams, the first Black architect certified west of the Mississippi and the designer of parts of the Beverly Hills Hotel. The city lists all three as Master Architects.

While Saks Beverly Hills is not a designated landmark, a survey conducted for the city in 2004 determined that the building appeared eligible for registration with the National Register of Historic Places. A report on the survey pointed to Saks Beverly Hills as an example of the “Moderne sleekness with the elegance of early nineteenth century architectural forms” characteristic of Hollywood Regency buildings.

A single-story addition was added to Saks Beverly Hills in 1995 to house the store’s shoe department and is not considered historic.

Citing this history, Simon said that the plans place “restoration of the historic facade of Saks Beverly Hills” at “the heart of the project.”

“The Saks facade will be restored, the limestone cleaned and polished and the large field of windows facing Wilshire returned to their original state to allow sunlight to fill the interiors,” she said. “The act of preservation itself is also one of the most significant environmental steps you can take.”

Similar in style to Saks, the Barney’s building on the southwestern corner of Wilshire and South Camden Drive was completed in 1993. Although HBC purchased Barney’s in 2020 after the fashion retailer declared bankruptcy, it does not own the Barney’s building itself. Separately, HBC embarked on renovations to the Barney’s building in 2020 and previously announced intentions to move the Saks Fifth Avenue women’s store into the building. It is currently slated for opening next year.

The plans can be split into commercial and residential components, with all commercial developments facing Wilshire and the residential parts fitting behind them.

The one-story Saks shoe store would be demolished for a new commercial office

building. The Wilshire-facing parking lot next to the Barney’s building would become a commercial office space with ground floor dining. Current renderings show the projects along Wilshire standing roughly equal to Saks Beverly Hills.

HBC places the residential portion of the plans to the south of Wilshire, on the current site of surface-level parking lots behind Barney’s and Saks Beverly Hills. The project currently proposes a total of 68 units between the two parking lot sites, according to a spokesperson. The structures would be a “transitional” height, stepping down from the commercial buildings to the apartments abutting the project.

The Saks Men’s Store at the corner of Wilshire and Bedford Drive is not part of HBC’s proposal and would remain unchanged under the current plans.

“With new, publicly accessible outdoor spaces, new dining opportunities, both white tablecloth and more casual café in nature, as well as other light fare available, the entire project welcomes the public,” said Simon.

With increased commercial and residential capacity, the plans call for sufficient underground parking for retail uses and commercial and residential tenants, along with other traffic mitigation measures. The project is designed to “protect the neighborhood to the south from commercial and local traffic entering and exiting the properties,” according to Simon.

“All exits will direct cars and trucks back to Wilshire Boulevard,” she said. “There will be a dedicated drive, or what we are calling the Via, behind the buildings for deliveries and drop-offs. There will be no commercial loading on any of the streets.”

The project is helmed by Los Angeles architecture firm Marmol Radziner, which has restored structures by architects including Roland Coate, A. Quincy Jones, and John Lautner. They also restored the Minoru Yamasaki-designed Hyatt Regency Century Plaza Hotel.

“The design for the new and the historic buildings celebrates the legacy and glamor of Wilshire Boulevard in Beverly Hills,” Marmol Radziner co-founder and Managing Partner Leo Marmol said in a statement. “The project will create spaces that are luxurious and embrace nature, becoming a vibrant part of the existing neighborhood.”

The plans are not set in stone and still must pass through the gauntlet of the environmental review process, the Planning Commission, and the City Council. •

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SUDOKU
06/24/22 ISSUE

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SUDOKU ANSWERS
06/17/22 ISSUE

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

PUZZLE ANSWERS
06/17/22 ISSUE

FUSE	SPACE	BARB	OASIS
AHOY	MOREL	ABIT	PLANK
COMES	OUTOF	NESS	SHELLEY
THE	MOORS	UTILE	UNEASY
PART	IDOS	AMEND	
GOEST	THROUGH	HELLER	FOG
AWOKE	AIDE	LOL	SCOWL
LIP	DAMN	MOMOA	ARLO
EELS	TAKES	ALONG	WALKER
SEAL	SWORD	SERB	STY
LEOI	WISPS	SOBE	
OOH	GUNN	THATS	NARCO
PLAYS	THE	FIELDING	ALPS
TIRE	AMISS	BOOB	ETA
END	DAT	LEN	TTYL
DEL	BREAK	STHE	LAWRENCE
YETIS	TWIX	ALAS	
TVEXEC	SHOOT	STRAWHAT	
GIVES	SAFAIR	SHAKES	PEARE
INERT	RINK	EVITA	EVAN
FORTS	ODDS	RENEW	DEBT

BEVERLY HILLS COURIER

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
06/24/22 ISSUE

DIDN'T WE JUST HAVE THIS?
BY WILL NEDIGER / EDITED BY WILL SHORTZ

Will Nediger is a professional crossword constructor from London, Ontario. He contributes regularly to The New Yorker, The Times and other outlets. He says, "I enjoy architecturally challenging constructions — like this puzzle, which was tricky to create, because the theme content had to be placed in a specific order." — W.S.

- ACROSS**
- 1 Poses
 - 5 ___ palm (tropical tree)
 - 9 Drive (around)
 - 13 Composer Bernstein who was unrelated to Leonard
 - 18 Doohickey
 - 20 Home to the Dole Plantation
 - 21 Industry show
 - 22 Late singer Judd
 - 23 Contest with lots of "tied" scores
 - 24 In a fight
 - 25 Body part that humans have that other primates don't
 - 26 Term to drop in a serious relationship, informally
 - 27 Argument extender [ref. 18-Across]
 - 30 Tiny amounts
 - 31 Terse denial
 - 32 What seat selection on an airplane often comes with
 - 33 Eerily familiar feeling
 - 35 Scottish refusal
 - 36 Focused on the bull's-eye
 - 39 State fiction as fact
 - 41 Supervise
 - 45 Slowly makes its way through
 - 47 Fun functions
 - 48 With 87-Across, "I've been around the block a few times" [ref. 23-Across]
 - 53 Yoga pose
 - 55 Covering
 - 56 Rock's C. J. or Dee Dee
 - 57 Currency of Qatar
 - 59 Package in Santa's sleigh
 - 61 18+, say
 - 62 Danger
 - 65 Sun block
 - 67 Molecular messenger
 - 70 Classic Yogi Berra quote [ref. 33-Across]
 - 74 Whole bunch
 - 75 Fiber made from cellulose
 - 76 Chemical ingredient in flubber
 - 77 Did some secretarial work
 - 78 The last thing a Mississippi cheerleader wants?
 - 79 Land divided at the 38th parallel
 - 81 Former name for the N.B.A.'s Thunder, informally
 - 82 Crib-sheet user
 - 85 Team building
 - 87 See 48-Across
 - 91 Consolidated for easier reading, as a Twitter thread
 - 93 Composer Luigi who pioneered noise music
 - 95 Like some arts
 - 96 Be an agent for
 - 97 Broadway composer
 - 99 Crop that might be insect-resistant, in brief
 - 102 Sleep inducer
 - 104 ___ particle
 - 106 Came next
 - 108 Algonquian people
 - 111 Debut album by Britney Spears [ref. 82-Across]
 - 115 Beginning
 - 116 French pronoun
 - 117 Word implied in "I haven't the foggiest"
 - 118 Crenshaw or casaba
 - 119 "That makes two of us"
 - 120 One with a nose for gnus?
 - 121 A pan might come with just one
 - 122 Elusive giants
 - 123 Tread + riser
 - 124 Becomes less taut
 - 125 Seemingly forever
 - 126 Instrument for Orpheus
- DOWN**
- 1 Transport in a Billy Strayhorn standard
 - 2 Showrunner Rhimes
 - 3 ___ pool
 - 4 Sam with 82 P.G.A. Tour wins
 - 5 Lay it on thick
 - 6 Pledge
 - 7 Political unit of ancient Hawaii
 - 8 Highly unconventional
 - 9 Sector for many start-ups
 - 10 Durable leather
 - 11 Give a take
 - 12 Doughnut similar to an éclair
 - 13 Spice up
 - 14 Canadian observance also called Fête du Travail
 - 15 Not worth arguing about
 - 16 Goldman who crusaded for birth control access
 - 17 Barbecue order
 - 19 "Never ___ Give You Up" (Rick Astley song)
 - 28 Useless
 - 29 Prefix with medicine
 - 34 One whose work goes over your head
 - 37 Web portal with a Bing search bar
 - 38 Ambulance pro
 - 40 Monocle-dropping exclamation
 - 42 Be on the bottom?
 - 43 "___-Tripping" (Nikki Giovanni poem)
 - 44 Sixth of five?
 - 46 Home country of the poet Adonis
 - 47 Mouth-watering?
 - 48 Park way
 - 49 Was given no other option
 - 50 "There's no other option"
 - 51 Persuaded
 - 52 Starting position, maybe
 - 54 Relish
 - 58 "Goodness me!"
 - 60 Sojourner Truth or Frances Harper
 - 62 It's illegal for employers to prohibit workers from discussing this
 - 63 Called to mind
 - 64 Talk at length
 - 66 "On the Basis of ___" (2018 legal drama)
 - 67 Swift
 - 68 Goddaughter, often
 - 69 "It therefore follows that ..."
 - 71 Sport played on a fronton
 - 72 Lazés around
 - 73 Doc who performs Pap smears
 - 78 Black Lives Matter co-founder
 - 80 Valuable to collectors, say
 - 81 High-minded sort?
 - 82 Depress, with "out"
 - 83 Santa ___ winds
 - 84 Comment with a shiver
 - 86 Marks down, maybe
 - 88 Gave officially
 - 89 Deteriorate
 - 90 Guileful
 - 92 Cholesterol-lowering drug
 - 94 ___ and including
 - 96 Share on Tumblr, say
 - 98 "You can learn from anyone — even your ___": Ovid
 - 99 "Yep, you got me"
 - 100 Story of one's life
 - 101 Danish city where Hans Christian Andersen was born
 - 103 ___ al Ghul (on-and-off lover of Batman)
 - 105 Fennel-like flavoring
 - 107 Material for some drums
 - 108 Online forum V.I.P.s
 - 109 Still having a shot at winning
 - 110 "The Thin Man" dog
 - 112 Itches
 - 113 Far from friendly
 - 114 Rest on one's ___

ANSWERS FOUND
IN NEXT
WEEK'S PAPER...

Make Music Day in Beverly Hills



Make Music Day Beverly Hills took place on June 21 and was a wonderful celebration of music that brought the entire community together.



Public Notices

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

CASE NO:
22SMCP00226
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of:

Arash Khalilzadeh Moghaddam

To all interested person(s):

Petitioner:

Arash Khalilzadeh Moghaddam

current residence address:

442 S. Palm Dr. Apt. #C Beverly Hills, CA 90212

filed a petition with the Superior Court of California, County of Los Angeles,

1725 Main St., Santa Monica, CA 90401,

Santa Monica Courthouse,

on **May 31, 2022**

for a Decree changing names as follows:

Present Name:

Arash Khalilzadeh Moghaddam

Proposed Name:

Ari Moghaddam

The court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file

a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING:

Date: July 22, 2022

Time: 8:30am

Dept: #K

The address of the court is:

Superior Court of California, County of Los Angeles,

1725 Main St., Santa Monica, CA 90401,

Santa Monica Courthouse.

I declare under penalty of perjury under the laws of the State of California that the information in the foregoing petition is true and correct.

Signed:

Arash Moghaddam

Judge of the Superior Court

Lawrence Cho,

Sherri R. Carter,

Executive Officer/Clerk,

By: Marcos Mariscal,

Deputy Clerk

Dated: May 31, 2022

Published: June 03, 10, 17, 24, 2022

Beverly Hills Courier

FICTITIOUS BUSINESS NAME STATEMENT

2022112690 The following is/are doing business as:

CHALMERS CLUB 906 S.

Robertson Blvd., Los Angeles, CA 90035; **RP Tabletop, Inc.** 906 S. Robertson Blvd., Los Angeles, CA 90035; The business is conducted by: **A CORPORATION** (#2708278), registrant(s) has begun to transact business under the name(s) listed on January 2022: **Rahim Partieli, President.** Statement is filed with the County of Los Angeles: May 24, 2022; Published: June 03, 10, 17, 24, 2022 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT

2022115080 The following is/are doing business as:

1) BEVERLY LOAN COMPANY

2) BEVERLY LOAN

9440 S. Santa Monica Blvd. Suite #101, Beverly Hills, CA 90210; **LAC BH LLC** 9440 S. Santa Monica Blvd. Suite #101, Beverly Hills, CA 90210; The business is conducted by: **A LIMITED LIABILITY COMPANY** (#20213061047), registrant(s) has begun to transact business under the name(s) listed on December 2021: **Evangelina Quiroz, Secretary.** Statement is filed with the County of Los Angeles: May 26, 2022; Published: June 17, 24, July 01, 08, 2022 **LACC N/C BEVERLY HILLS COURIER**

TSG No.: 8773243 **TS No.:** CA2200287210 **APN:** 5529-017-024 **Property Address:** 954 HAVENHURST DR WEST HOLLYWOOD, CA 90046 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT**

UNDER A DEED OF TRUST, DATED 12/12/2006. 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. On 06/28/2022 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/19/2006, as Instrument No. 20062820547, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: **BOB R. YARBROUGH, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT** or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: **AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF**

TRUST APN# 5529-017-024 The street address and other common designation, if any, of the real property described above is purported to be: **954 HAVENHURST DR, WEST HOLLYWOOD, CA 90046** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. 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 the Notice of Sale is \$ **111,152.92.** The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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:** 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 your 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 <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2200287210 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 if conducted after January 1, 2021, 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

Public Notices

ORDINANCE NO. 22-O-2862

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 expired on August 29, 2021.

F. On August 17, 2021, the City adopted Ordinance No. 21-O-2842, which extended the Interim Urgency Ordinance No. 21-O-2841 for an additional ten (10) months and fifteen (15) days, with an expiration date of July 15, 2022.

G. 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.

H. 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.

I. 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 June 2, 2022 which was at least ten (10) days prior to the expiration of the Interim Ordinance on July 15, 2022, in compliance with State law.

J. Pursuant to Government Code Sections 65858 and 65090, the City Council conducted a duly noticed public hearing on June 14, 2022, at which time the City Council considered this Ordinance to extend the existing moratorium on the establishment of the fractional ownership of residential and commercial property for an additional one (1) year period.

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 moratorium. 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, as extended by Ordinance No 21-O-2842, at midnight on July 15, 2022, and shall remain in effect for a period of one year, through and including July 14, 2023, in accordance with California 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: June 14, 2022
Effective: July 15, 2022

LILI BOSSE
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 Wunderlich, Friedman, Mirisch, Vice Mayor Gold, and Mayor Bosse
NOES: None
CARRIED

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).

Classifieds

08
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