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THE WEATHER, BEVERLY HILLS

☁	Friday	56° 48°
☁	Saturday	58° 45°
☀	Sunday	60° 45°
☀	Monday	66° 47°
☀	Tuesday	68° 47°
☀	Wednesday	65° 47°
☁	Thursday	65° 48°

Beverly Hills City Council Passes Resolution in Support of Ukraine

BY SAMUEL BRASLOW



Signs of support for Ukraine have sprung up throughout the city. Photo courtesy of Shawn Far

Amid a full-scale Russian invasion of Ukraine, video from Kyiv on March 1 showed multiple missiles strike near Babyn Yar, a memorial commemorating one of the bloodiest single mass killings of Jews in the Holocaust. Plumes of flame and smoke erupted from the site, killing five civilians in an apparent effort to

take down a nearby TV tower, according to Kyiv Mayor Vitali Klitschko.

The shockwaves of the explosions rippled out across the world all the way to Beverly Hills, one of the only Jewish majority cities in the United States. (Ukraine continues on page 9)

Maynor Pleads Guilty to Avant Murder

BY SAMUEL BRASLOW

Ariel Maynor, 30, the suspect arrested in the murder of Beverly Hills philanthropist Jacqueline Avant, 81, has pleaded guilty to the murder and other charges. Maynor is scheduled to be sentenced on March 30. He faces up to 170 years in prison.

"This crime continues to shock the conscience. Mrs. Avant's death was a tragic loss felt by our entire community," District Attorney Gascón said in a statement. "In this case, the defendant is facing 170 years to life in prison and is ineligible for elderly parole. Our Bureau of Victim Services will continue to be in contact with the family and their representatives to offer trauma-informed services."

Maynor shot and killed Avant at her home in the Trousdale Estates neighborhood in the early morning of Dec. 1. Along with Avant, Maynor also shot at a security guard on the property.

Maynor then broke into a house in the Hollywood Hills later that same morning. In the process of stealing items from the home, he accidentally shot himself in the foot. Police say they found Maynor incapacitated in the backyard of the home.

Mayor has pleaded guilty to first-degree murder, attempted murder and possession of a firearm by a felon, in addition to two counts of first-degree residential burglary with person present.

(Avant Murder continues on page 13)

Beverly Hills Courier Exclusive: Hudnut Will Step Down from Planning Commission in June

BY ANA FIGUEROA

The Courier has learned that Beverly Hills Planning Commission Vice Chairman Thomas C. Hudnut will step down at the end of his term on June 30 and will not seek reappointment.

Hudnut had originally informed the City Council in a letter dated March 3 that he would resign effective as of "May 15 or upon completion of the LVMH/Cheval Blanc proceedings currently before the Commission, whichever comes first."

Hudnut later revised the time frame in a second March 3 letter to the Council. The second letter noted, "In view of the potential for the Cheval Blanc approval process to go beyond the middle of May, I hereby request that my resignation from the Planning Commission coincide with

the end of my term on June 30, 2022, at which time I will not seek reappointment. I would be derelict in my duty if I were to depart the Commission before resolving the Cheval Blanc proposal, given its importance to the city."

Hudnut noted, "The proposed timing has the added benefit of giving the City Council and Planning Commission more time to consider the BHPC's next Chair and appointment of a new Commissioner to fill the impending vacancy."

Hudnut cites his appointment by Governor Newsom to the California Horse Racing Board as the reason he must leave his Commission post.

(Hudnut Resigns continues on page 15)

Cheval Blanc Asks for Time Extension After Planning Commission Feedback

BY CARL ROBINETTE

The Beverly Hills Planning Commission scrutinized the potential traffic impacts of the proposed Cheval Blanc hotel project at a Feb. 24 special meeting. After several concerns were raised by the city and community members during that hearing, the Commission gave staff and stakeholders a March 10 deadline to submit new documentation to address them.

(Cheval Blanc continues on page 13)

Courier Calendar

NOW - APRIL 10

GEFFEN PLAYHOUSE: "TRAYF"
2 P.M., 3 P.M., 7 P.M., 8 P.M.

The Geffen Playhouse presents "Trayf," a play written by Lindsay Joelle and directed by Maggie Burrows. The production centers around Zalmy, who with his best friend Shmuel, serves his 1990s New York City Orthodox Jewish community via a Chabad "Mitzvah Tank" and performing good deeds. However, Zalmy has interests outside his community, and when he is offered a road trip with his best friend into the secular world, he potentially jeopardizes everything he's ever known. Tickets range from \$30-\$129. Patrons must produce proof of COVID-19 vaccine or negative test with valid exemption. Masks, including surgical, medical, N95, KN95, or KF94, must be worn over the nose and mouth at all times inside of the theatre. <https://www.geffenplayhouse.org/shows/trayf/>

NOW - APRIL 17

**THE ROAD THEATRE COMPANY:
"THE PLAY YOU WANT"**
FRI.-SAT. 8 P.M., SUN. 2 P.M.

The Road Theatre Company returns to live performances with the first of three plays in its repertory series, "The Play You Want." The play is written by Bernardo Cubría and directed by Michael John Garcés. Fed-up with being boxed in by the theatre world, Cubría sarcastically pitches the play "Nar-Cocos" about drug dealers on Día de los Muertos. To his surprise, the play is picked up, and Cubría must weigh the pressure of finding financial success for his family and exploiting his identity and social position. Standard tickets are \$39 and \$15 for students and seniors. Sunday performances are

pay-what-you-can. A three play season pass is \$75. Guests must provide proof of COVID-19 vaccine or a negative test result. Masks must be worn at all times indoors. <https://roadtheatre.org/event/the-play-you-want/>

NOW - MAY 1

LACMA: "MIXPANTLI: SPACE, TIME, AND THE INDIGENOUS ORIGINS OF MEXICO"

To mark the 500th anniversary of the fall of Tenochtitlan, Aztec capital and modern-day Mexico City, LACMA presents "Mixpantli." This show offers an alternative perspective on the narrative of conquest by focusing on the creative resilience of Indigenous artists. The exhibit compares early colonial art with pre-Columbian artifacts to show the influence of colonial rule on Indigenous artistic practice. Hours vary throughout the week, and advanced reservations are required. Tickets are free to all after 3 p.m. on weekdays and free for youths 17 and younger every day. Tickets for adults are \$20 and discounted tickets for seniors and students are \$16. Visitors must provide proof of COVID-19 vaccine or negative test and wear masks while indoors. <https://www.lacma.org/art/exhibition/mixpantli-space-time-and-indigenous-origins-mexico>

NOW - MAY 8

HAMMER MUSEUM: "LIFES"
TUES.-SUN. 11 A.M.-6 P.M.

The Hammer presents "Lifes," a curatorial assemblage of four commissioned texts and works from more than 50 people of various creative fields. The show confronts the legacy of the so-called total work of art and the possibilities and pitfalls of interdisciplinary artmaking.

Admission to the Hammer is free, with no advance reservations necessary. COVID-19 vaccine proof or negative test result and masks are required inside the galleries. <https://hammer.ucla.edu/exhibitions/2022/lifes>

NOW - JULY 10

GETTY CENTER: "FLESH AND BONES: THE ART OF ANATOMY"
TUES.-SUN. 10 A.M.-5:30 P.M.

The Getty Research Institute presents "Flesh and Bones" at the Getty Center, an exhibit that explores the theme of anatomy in art and the intersection of scientific and artistic study. The show tracks anatomical depictions in art from the Renaissance to today. A range of media is featured in the gallery, including life-size illustrations and interactive layered pieces that reveal the body's interior. Admission to the Getty is free, but timed entry reservations are required currently. Proof of vaccination for COVID-19 or negative test and masks while indoors are required. https://www.getty.edu/visit/cal/events/ev_3340.html

MARCH 5

CENTER FOR THE ART OF PERFORMANCE UCLA: "THE EQUALITY OF NIGHT AND DAY: FIRST GLIMPSE AND UPSIDE DOWN"
8 P.M.

UCLA's Center for the Art of Performance (CAP UCLA) presents "The Equality of Night and Day," a work that incorporates dance, jazz, and spoken word. The dance company EVIDENCE performs the show choreographed by Ronald K. Brown to a jazz score by pianist Jason Moran and spoken word by educator and activist Angela Davis. The production challenges

presumptions of equality as it is applied to young people, women, and people of color. It also touches on themes of liberation, community, spirituality and struggle. Tickets for this show in Royce Hall start at \$36. CAP UCLA requires that all guests provide proof of full COVID-19 vaccination and wear a CDC-approved mask while indoors. https://cap.ucla.edu/calendar/details/2022_ron_brown

MARCH 5 - 14

**IAMA THEATRE COMPANY:
"CELESTIAL EVENTS"**
2 P.M., 7 P.M., 8 P.M.

IAMA returns to in-person theatre with an ensemble production, "Celestial Events," a comedy about relationships and shared experiences in Los Angeles. The show features 12 Angelenos whose paths cross on the eve of a once-in-a-millennia meteor shower. Tickets are \$20. The play will be shown at The Actors Company at 916 N. Formosa Ave., Los Angeles. Attendees must provide proof of full COVID-19 vaccination or negative test and remain fully masked through the performance. <https://www.iamatheatre.com/celestial-events>

MARCH 7

THEATRE 40: MONDAY NIGHT SEMINARS: "BLOOMSDAY"
7 P.M.

Theatre 40 resumes its popular Monday Night Seminars on Zoom. Theatre 40 actors perform a live reading of a different play each evening, followed by a Q&A period. This session, the theme for the plays is "Strange Plays for Strange Days." The play for the evening of March 7 is "Bloomsday" by Steven Dietz. In "Bloomsday," older couple Robert and Cait reunite in Dublin, reliving the events that brought them together 35 years ago. All of these seminars are free events. However, Theatre 40 is a non-profit, so donations are appreciated on its website. The following link can be used to access the event at 7 p.m. The password "R0pUWXF5bUtDWG1i T05VbitQcmV1dz09" can be used to enter the meeting. <https://us02web.zoom.us/j/86958117238>

MARCH 8

VISIONARY WOMEN'S 2022 VIRTUAL INTERNATIONAL WOMEN'S DAY SUMMIT
8 A.M.-8 P.M.

Visionary Women presents the on demand recording of the 2022 Virtual International Women's Day Summit held live on March 3. The recording will be available for 12 hours from 8 a.m. to 8 p.m. and include speakers Kristen Bell, Cindy Crawford, and more. Talk topics include "The Status of Women 2022," "The Power of Women Peace Builders," "Closing the Gap: The 82 Cent Dollar," and more. Registration is free online. <https://www.visionarywomen.com>



Dancers in "The Equality of Night and Day: First Glimpse and Upside Down," which will be performed on March 5 at Royce Hall in UCLA
Photo by Christopher George Courtesy of The Kennedy Center



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Il Pastaio Getaway Driver Gets 5 Years

BY CARL ROBINETTE



Il Pastaio restaurant where the robbery and shooting took place Photo by Carl Robinette

A third defendant was sentenced to five years in federal prison on Feb. 28 in connection with a 2021 robbery and shooting incident at Il Pastaio restaurant on Canon Drive. Los Angeles resident, Marquise A. Gardon, 41,

pleaded guilty in September to conspiracy to interfere with commerce by robbery and using a firearm in a crime of violence, according to the U.S. Attorney's Office. **(Il Pastaio continues on page 15)**

"Vehicle Takeover" Renews Scrutiny of Infamous Intersection

BY BIANCA HEYWARD



The "notorious" six-way intersection at Lomitas Avenue and Canon Drive Photo by Samuel Braslow

On any given day, especially around rush hour, as many as 10 cars saddle up to the limit lines at the six-way intersection at Lomitas Avenue and Canon Drive. A delicate and dangerous game of chicken plays out, with drivers creeping out into the crossroads, side-eying the other vehicles, before either gunning it or snailing it to the other side. The intersection, the second largest in the city, has earned an international reputation as something of a vehicular crucible – a perplexity of city planning.

But the intersection found itself in the news once again last week when around 100 cars descended on the spot, blocking off the roads and performing donuts for an audience of 150 people, according to police reports. The "vehicle takeover" – the largest the city has ever seen – resulted in multiple arrests by the Beverly Hills Police Department.

On March 1, the City Council took yet another look at the infamous intersection and heard updates on possible corrective actions the city could take.

"It is pretty notorious," said City Engineer Daren Grilley at the Council's Regular Session. "If you do a simple Google search, you'll see that it's famous around the region, and even internationally, people comment on it."

While the intersection has found its way before city officials multiple times over the last two decades, Grilley said that it has a surprisingly low collision rate. From 2015 to 2020, less than two dozen collisions were reported at the location. That, however, does not make it a good intersection, Grilley said.

"Good intersectional design doesn't raise your blood pressure as you get close to it. So, while the collision rates may be low, there's opportunities that are where we can make some improvements," he told the Council.

A consultant for the city is currently studying the feasibility of a roundabout at Lomitas and Canon. Grilley differentiated a

roundabout from a traffic circle as having "more advanced features that have been refined to make the traffic flow smoothly" and improve pedestrian safety.

"It's actually quite interesting that the roundabouts that have been designed in the last 20 years match very closely with this intersection geometry that was laid out 115 years ago," Grilley said.

The city could also consider ways of making the intersection more intuitive by "improving the geometry" to take away the guessing game from who has the right of way.

"It's a daunting intersection," said Councilmember Lester Friedman.

"It's easy at a four-way intersection to keep track of who got there first and yielding to the vehicle on the right and things like that," Grilley said.

Assigning right of way becomes tricky, however, when you have six intersections to keep track of. Add to that, drivers tend to treat Canon and Beverly as two-lane roads due to their width when they are, in fact, single lane roads. That means there's as many as 10 cars at the intersection at a time.

Grilley pointed out that there are two other six-way intersections by Will Rogers Park. Canon and Lomitas, the largest of the three, is the only one without signals.

Vice Mayor Lili Bosse raised alarms about the risk to pedestrians at the Canon-Lomitas intersection, which has no sidewalks at the intersection itself. ("Apparently for aesthetic reasons," Grilley explained.)

"I also feel like I'm playing chicken with the cars when I'm walking, because there is no designated sidewalk whatsoever to cross north or south or east or west," she said.

Grilley did not have data for pedestrian-involved collisions at the intersection, but he assured Bosse that the considerations of a potential redesign would take into account pedestrian safety.

(“Vehicle Takeover” continues on page 9)

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Planning Commission Considers Hillel Expansion Request

BY SAMUEL BRASLOW



Harkham Hillel Hebrew Academy is seeking to undertake its largest expansion and renovation project since 1989. Photo by Samuel Braslow

A proposed expansion of Harkham Hillel Hebrew Academy met stiff opposition from the Planning Commission on Feb. 28, with Commissioners citing years of traffic issues related to pick-up and drop-off at the school.

Located on Olympic Boulevard between Oakhurst Drive and South Doheny Drive, Hillel is seeking to renovate and expand existing structures and add a new building with a gymnasium, classrooms, and a rooftop game court. The Commission continued the public hearing to April 22 to give the school time to come up with solutions.

While Commissioners split on different aspects of the project, they agreed that the school had to address traffic problems before they considered the other elements.

“The situation with pick-up and drop-off is untenable,” said Commissioner Myra Demeter. “It is not going to improve with the addition of a hundred or so students. It’s going to be worse.”

Hillel first opened in Beverly Hills in 1948 and moved to its current location in 1963. It falls within both commercial and multi-family zones.

The Jewish Orthodox school offers instruction from early childhood to eighth grade. The current campus already enjoys certain deviations from zoning standards under an earlier 1980 conditional use permit. Its last significant construction took place in 1989.

As it stands, Hillel consists of two facilities, both facing Olympic Boulevard. Behind those structures, the school has an underground parking lot with a playground and game courts on top. The school currently has 655 students, though officials say the number fluctuates. The expansion would raise student capacity to 754.

Along with renovating existing structures, Hillel is seeking to construct an addition to the easternmost building located

on the Doheny side of the lot. Then, the plans call for a new, 14,000-square-foot building with classrooms, a gym, and rooftop game courts in place of the current playground and game courts.

In order to realize the proposed renovation and expansion, Hillel would need the Planning Commission to grant deviations to zoning restrictions in the area. As outlined in plans, the Doheny building extension would sit 14-feet from the property line – one foot closer than allowed by the city.

The new gym and classroom structure would stand nearly 50-feet tall from the ground to the top of the building, with 10-foot-tall netting surrounding the rooftop game courts. The building would sit 9-feet from the property line. Given applicable zoning requirements limiting buildings to a height of 45-feet and setbacks of 15-feet, the school would need variances issued by the Planning Commission to move ahead with construction.

In a presentation to the Planning Commission, representatives of the school and contractors for the development said the improvements would bring the school into the 21st century, improving classroom size, correcting accessibility issues and creating new lab space. The gym would provide the school a space that could hold the entire student body for the first time.

If the Planning Commission granted the requested variances, the school estimated that construction and retrofitting would be completed in three years.

“In conclusion, this project provides many benefits for Hillel and the community,” Shane Swerdlow, a land use consultant for Craig Lawson & Co., told the Commission. “It allows a nearly 75-year institution to celebrate its legacy by creating the best possible learning environment for students.”

(Hillel Expansion continues on page 15)

OpenBH Extended Through 2022

BY BIANCA HEYWARD



Spago is one of the businesses that has taken advantage of the OpenBH program.

Marking the second significant extension of outdoor dining in the city, the Beverly Hills City Council agreed to keep the OpenBH program in place in its current form through Dec. 31, 2022. Since its inception and approval in June of 2020, OpenBH has allowed businesses

to expand their outdoor operations via parklets with waived permit fees and traffic control costs during the COVID-19 pandemic. **(OpenBH continues on page 15)**

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Beverly Hills to Host Summer Camp Showcase March 13

The City of Beverly Hills Community Services Department will host the 2022 Summer Camp Showcase at the Farmers' Market, 9300 Civic Center Drive, on Sunday, March 13, 2022 from 9 a.m. to 1 p.m. The Summer Camp Showcase offers an exclusive opportunity to register on-site or online at www.beverlyhills.org/bhrec for summer camps at a discounted rate. Some of the most popular summer camps will be featured at the market with booth displays of favorite summer camps and instructors to answer all of questions. Summer Camp booths featured at the market will include:

- Bevwood Legends Basketball Camp
- Got Game Sports
- Destination Science
- Bizzy Girls Entrepreneurial Camp
- Catskills Theater Camp
- Camp Beverly Hills
- Animal Encounters
- OMG's Stars Summer Camp
- Brit West Soccer Camp
- Houdini's Magic Camp
- Breakthrough Sports

A petting zoo and pony rides will be available for a nominal fee, and the full line-up of Farmers' Market vendors will be selling fresh produce, artisan goods and prepared foods.

The new 2022 Community Services Spring and Summer Camps Brochures, available March 8, includes a full lineup of unique and popular spring classes and summer camps. It is available online at www.beverlyhills.org/summercampbrochure.

Anyone who registers and pays for summer camp in-person at the Showcase or online will receive a \$20 discount per camp. Some restrictions may apply.

For more information about Beverly Hills spring classes and summer camps, call 310-285-6850 or view the complete Community Services Spring Brochure online at www.beverlyhills.org/brochure after March 8. ●

Beverly Hills Middle School Students Take Part in Science Olympiad

BY EMILY HOLSHOUSER



The Beverly Vista Middle School Science Olympiad Team, parent coaches, and teacher coach Alexis Crane Photo courtesy Beverly Vista Middle School

Fourteen students from Beverly Vista Middle School (BVMS) competed virtually in the Los Angeles Regional Science Olympiad on Feb. 23. The yearly tournament involves 23 events in the subjects of biology, earth science, chemistry, physics, and engineering. The students take academic tests, build models, and go head-to-head in their scientific explorations – all in the name of curiosity and good fun.

Normally, the tournaments are held in person, but this year, students competed using a “Satellite Tournament Model” where teams participate at their own schools under the supervision of their coaches and receive video instructions from the event supervisors. The students were joined by parent coaches and their teacher coach, Alexis Crane, a STEM and science teacher at BVMS.

“Our team overcame the odds as this event was held virtually at BVMS to build a competitive team that competed in all events,” Crane told the Courier. “We look forward to building a culture of academic excellence through programs like this at our

school. Go Bulldogs!”

BVMS students will learn on March 5 if they have placed in the competition. In 2020, the BVMS team placed 8th overall in the state competition.

Students from more than 300 schools in Los Angeles, Orange County, the Inland Empire, Santa Barbara, and San Diego participate in the Southern California Science Olympiad. The regional tournaments culminate in a national competition that is held at a different university every year. The Science Olympiad is dedicated to improving science education, increasing students' interest in science, and recognizing outstanding science students and teachers.

“We are extremely proud of our Middle School students for persevering in this national competition remotely from other schools but together as a team at BVMS,” Beverly Hills Unified School District Superintendent Dr. Michael Bregy told the Courier. “Steered by Alexis Crane, our students came together to learn, grow and unleash their fullest potential.” ●

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City Council to Resume In-Person Meetings

BY SAMUEL BRASLOW



For the second time since the start of the pandemic nearly two years ago, the Beverly Hills City Council will return to in-person meetings in City Hall beginning on March 15. Commissions will resume in-person meetings as noticing rules permit. The decision considers falling COVID-19 case rates in the area and a national relaxation of public health safety measures.

Vice Mayor Lili Bosse, who requested that

the Council discuss the matter, explained that the end of Los Angeles's indoor mask mandate warranted a new look at in-person meetings.

"It's time," Bosse said at a March 1 City Council meeting. "I think we should open up City Hall, open up our commissions again and get back to doing business face to face."

All council members expressed support for hybrid meetings that allow for in-person

or virtual participation.

"For so many people, it's actually easier to take part via Zoom. I think it increases public participation when people have the options of either being in person or participating via Zoom," said Mayor Robert Wunderlich.

Under a former health order, the city would have been required to confirm vaccination status or negative test results of anyone inside City Hall and would have only allowed vaccinated people to go maskless. But starting March 4, a new health order lifts masking requirements for even unvaccinated individuals.

The County Department of Public Health (Public Health) initially predicted that it would end indoor mask mandates by mid-March. The earlier relaxation comes after the Centers for Disease Control (CDC) issued a new system for determining risk that looks at severe disease and not community transmission.

"However, if you are at high risk for severe illness, I encourage you to talk to your [healthcare] provider and potentially wear a mask in certain settings," Emergency Manager Meena Janmohamed said.

Councilmember Lester Friedman said that the city should be understanding of

anyone who opts to wear a mask.

"People may have a very good reason for being fearful of still getting ill. Perhaps they had a family member who was very ill or even worse, and if people need to—want to—wear masks in public places, I think we need to be accepting of that," he said.

The resumption of in-person meetings means that Wunderlich will preside as mayor for one non-virtual meeting.

"It is exciting to be able to go back to meeting in person. None of us thought it would be two years of video meetings," Wunderlich told the Courier. "We will be going forward with a hybrid approach which will also allow the public to participate via video."

Bosse and Councilmember Julian Gold will be installed as Mayor and Vice Mayor on April 5 and will preside over their first meetings on April 12. While details for the installation ceremony are still being confirmed, the city confirmed to the Courier that the event will be held in person. ●

Vanity Fair Street Closures: Access to Local Businesses Maintained



Easy routes to Crescent Drive

FROM NORTH:

- ➡ South on N. Cañon Drive, left on Dayton Way, left or right on Crescent Drive
- ➡ South on Rexford Drive, right on Clifton Way, left or right on Crescent Drive

FROM SOUTH:

- ➡ Westbound on Wilshire Blvd., right on Crescent Drive
- ➡ Eastbound on Wilshire Blvd., left on Dayton Way

Parking Available

Self Park (1-hour free)

- 10 – 333 N. Crescent Drive
- 12 – 9361 Dayton Way

Pay as You Go Parking

- 18 – 450 N. Crescent Drive

Self Park (2-hours free)

- 1 – 345 N. Beverly Drive
- 5 – 450 N. Rexford Drive
- 6 – 438 N. Beverly Drive & – 439 N. Cañon Drive
- 7 – 241 N. Cañon Drive & – 242 N. Beverly Drive

400 block of N. Crescent Dr. Closed Between N. & S. Santa Monica from March 15 - March 31, 2022
 More info at BEVERLYHILLS.ORG/VANITYFAIR



NOTICE OF PUBLIC HEARING

DATE: Thursday, March 10, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below
PROJECT ADDRESS: 9111 Wilshire Boulevard (between N. Oakhurst Drive and N. Doheny Drive)



The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, March 10, 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:

A request for a one-year time extension for a previously approved Conditional Use Permit and Historic Incentive Permit to establish a 154-room hotel, with restaurant and ancillary uses, within an existing 10-story office building on the property located at **9111 Wilshire Boulevard**. The Planning Commission previously approved the entitlements on January 23, 2020 (Planning Commission Resolution No. 1907). Pursuant to Beverly Hills Municipal Code §10-3-2862, the period may be extended no more than two times for additional one year periods. On February 25, 2021, the Planning Commission approved the first one-year time extension requested by the property owner. As physical construction of the permitted project has not commenced, the property owner has submitted an application for the second one-year time extension to extend the life of the previously approved Conditional Use Permit and Historic Incentive Permit.

This project was previously 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. A Class 1 Categorical Exemption (Existing Facilities) and a Class 31 Categorical Exemption (Historical Resource Restoration/Rehabilitation) was previously issued pursuant to Sections 15301 and 15331 of the State CEQA Guidelines. There have been no substantial changes to the project and no substantial changes to the environmental that would cause the project to significantly impact the environment. Therefore, there is no substantial evidence that the approval of the requested extension may have any significant environmental impact. The original Class 1 Categorical Exemption and Class 31 Categorical Exemption continue to represent the independent judgment of the City and no additional environmental review is required under CEQA.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting 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 via 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 eight (8) calendar days before the date of the Hearing.

Comments will be read into the record, with a maximum allowance of three (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 **Cindy Gordon, AICP, Principal Planner**, in the Planning Division at (310) 285-1191, or by email at cgordon@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,
Cindy Gordon, AICP, Principal Planner



Members of the public may listen to this meeting 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.



NOTICE OF PUBLIC HEARING

DATE: Thursday, March 24, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held via teleconference; details provided below

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **March 24, 2021**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

AN AMENDMENT TO THE GENERAL PLAN TO ADOPT AN UPDATED SAFETY ELEMENT

This project consists of an update to the Safety Element of the General Plan of the City of Beverly Hills. State law requires that every jurisdiction's General Plan includes a Safety Element to address the mitigation of short- and long-term risks resulting from disasters such as wildfire, flooding, and earthquakes. The City's current Safety Element was last updated in 2010, and is now being updated to include a Climate Vulnerability Assessment, which addresses the issues of climate change adaptation and resiliency, in compliance with recently adopted state laws. At this public hearing, staff will present an update on the status of the Safety Element Update, including revisions made to the Safety Element and the review process with state agencies. Staff seeks input from the Planning Commission and the public on this topic, and the Commission will consider adopting a resolution to recommend the adoption of the Safety Element to the City Council at a future public hearing.

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 8 Categorical Exemption (Actions by Regulatory Agencies for Protection of the Environment) in accordance with the requirements of Section 15308 of the State CEQA Guidelines, which is applicable to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. This project consists of the adoption of new or updated regulations related to the protection of the environment through the mitigation of natural and manmade hazards. Accordingly, the Planning Commission will consider a recommendation to find the project categorically exempt, pursuant to Section 15308 from further environmental review under CEQA.

How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting 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 via 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 prior to the posted meeting date/time. If a comment is received after the agenda item is heard, but before the close of the meeting, the comment will still be included as a part of the record of the meeting, but will not be read into the record.

If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at (310) 285-1194, or by email at cchen@beverlyhills.org.

Sincerely,
Chloe Chen, Associate Planner



Members of the public may listen to this meeting 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.

www.beverlyhills.org



Ukrainian supporters, many from Ukraine with friends and family still there, gathered in front of Sen. Dianne Feinstein's office on Saturday. Photo by Samuel Braslow

(Ukraine continued from page 1)

That night, motivated in part by the potent symbolism of the rocket attack on Babyn Yar, the City Council unanimously passed a resolution condemning Russia in uncompromising terms and standing in solidarity with Ukraine.

“The City of Beverly Hills strongly condemns with moral outrage the unjustified, unprovoked, premeditated, uncivilized, evil, barbaric, abhorrent and inhumane Russian invasion of Ukraine by the oppressive Putin regime,” the resolution reads.

Vice Mayor Lili Bosse quoted a tweet written earlier by Ukrainian President Volodymyr Zelensky, who is Jewish and has family who died in the Holocaust.

“To the world: what is the point of saying ‘never again’ for 80 years, if the world stays silent when a bomb drops on the same site of Babyn Yar?” Zelensky wrote. “History

repeating.”

Bosse, who herself is the daughter of Holocaust survivors, said that the war represented a moment to exercise the lessons of history.

“Back in the Second World War, too many people were silent. This is a situation where we clearly have learned from history, and that we will not stay silent and we will stand strong and we will fight back in whatever way that we can fight back,” she said in voting to pass the resolution.

Babyn Yar, also known as Babi Yar, is a ravine in Kyiv where Nazi-led death squads killed more than 33,000 Jewish men, women, and children over two days in September 1941. Memorial staff have reported that the missiles did not damage the memorial.

The resolution went beyond condemnation. It instructs staff to “research and

implement any federal sanctions and other sanctions which the City has the authority to implement.” This includes levying possible sanctions against Russian oligarchs with assets in the city, divesting city money from funds with ties to Russian assets and terminating any contracts with Russian firms.

Councilmember Julian Gold stressed that no option should be off the table, even asking if the city could impose additional taxes on Russian vodka – any action, either symbolic or tangible, “to affect either withdrawal or regime change” and “create pain amongst those who would support Mr. Putin.”

Given the timing of Russia’s assault, city staff did not have time to provide the Council with a list of possible actions, hence the broad language of the resolution, said City Attorney Laurence Wiener.

The resolution also makes Zelensky an honorary citizen of Beverly Hills.

“We, here at home in our own city of Beverly Hills, can and are letting President Zelensky and the people of Ukraine know that they are not alone,” said Councilmember John Mirisch.

Ukraine has received messages of support and solidarity across Los Angeles since

the start of Russian aggression. Supporters of Ukraine rallied in Westwood in front of Sen. Dianne Feinstein’s office over the weekend, gathering by the hundreds to denounce the Russian invasion and call on the international community for aid.

With over 100,000 Ukrainian-Americans settled in California, according to the U.S. Census Bureau, many of the protesters came with personal connections to the conflict and real stakes should Russia prevail.

“Tonight, my mom is sleeping in a bathtub,” said Natasha, a Los Angeles resident whose parents live in the northeast of the country, where nearby shelling shakes their apartment building.

Neither Natasha nor her parents thought it would come to this, with her parents opting to remain in Ukraine even as President Vladimir Putin saber rattled and amassed nearly 200,000 troops on the border. She even joked with her mom and dad that they would rather face a Russian invasion than see their grandchildren in the United States.

Now, Natasha worries if her children will see Ukraine or their grandparents ever again. ●

(“Vehicle Takeover” continued from page 4)

The conversation around the intersection and the vehicle takeover elicited broader concerns about driver behavior in the city since the coronavirus pandemic.

Todd Johnson, President and CEO of the Beverly Hills Chamber of Commerce, wrote in to the meeting that businesses around the city had seen troubling driving behavior lately.

“The Chamber is seeing and hearing more reports from local businesses of very loud cars and motorcycles driving through commercial streets, while others are driving at excessive speeds and creating a danger to themselves and pedestrians,” Johnson said.

Data since the start of the pandemic

has indicated an alarming trend in pedestrian fatalities. Mayor Robert Wunderlich cited sobering preliminary data from the Governors Highway Safety Association that pedestrian fatalities rose 21% in 2020 even as pandemic-related restrictions and work-from-home orders kept more cars off the road.

“That’s a huge increase,” he said. “This is a health and safety issue.”

As the Council turns its attention to the issue in the coming months, Grilley stressed one tool in the city’s toolbox.

“Street design has a role to play in how people drive and the speeds that they drive,” he said. ●



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Birthdays



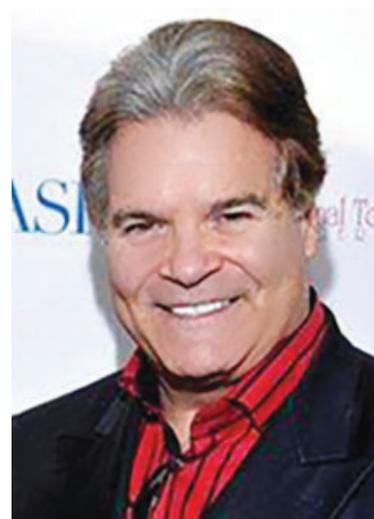
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March 8



YASMIN PEZESHKPOUR
March 8



POPPY PAULOS
March 9

To our loyal Courier readers: Thank you for making our Birthday Page more popular than ever. Going forward, we want to make sure that we showcase our community at its best. Please send us a current birthday photo every year, along with your name and phone number in case we have any questions. All photos must be high-resolution, at least 300 dpi. Please send it at least two weeks in advance of your birthday, and we'll do our best to include it on our Birthday Page. Send the photos to editorial@bhcourier.com and make sure to put "Birthday Page" on the subject line.



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). "Location, location, location," they say. They're not wrong. The number of lucky happenings and significant events occurring today will be entirely dependent on where you go.

TAURUS (April 20-May 20). You appreciate boldness and don't mind when things get wild. The weekend turns your social life on its ear. It's not who you know, it's how well you know them.

GEMINI (May 21-June 21). There's a three-step secret to a magical weekend: Narrow your focus to one measurable goal; attach a timeline to your efforts; gather your crew and get to it. The world is your oyster.

CANCER (June 22-July 22). If life is a song, your favorite part today will be a singalong group chorus. It's great the first time and then it comes around again and again. You'll be accompanied by friends, and all will join in revelry.

LEO (July 23-Aug. 22). When up against unwieldy forces or currents too strong to fight, the only grace available is the act of surrender. You'll give yourself over, but not completely. When the time is right, a dormant kernel will reactivate.

VIRGO (Aug. 23-Sept. 22). In spite of your desire not to draw attention to yourself, your goals cannot be achieved unless certain people take notice. So how will you make your pitch? Chances are it will be subtle and bundled into a service you'll offer.

LIBRA (Sept. 23-Oct. 23). Life is not random; rather, it's an intricate orchestration of mixed events, some random, others curated, some haphazardly tossed in, others painstakingly crafted according to your preference.

SCORPIO (Oct. 24-Nov. 21). When you show up with good intentions, things might not go to plan, but they'll go how they are supposed to. For instance, today your attitude and gifts will meet the needs of the moment in a way you couldn't have predicted.

SAGITTARIUS (Nov. 22-Dec. 21). You have emotional immunity

to some moods. For instance, if people around you are tense and cranky you won't catch the contagion. Even so, you can't cure it. You'll have a better time if you keep your distance.

CAPRICORN (Dec. 22-Jan. 19). Being productive is different from being busy. You'll prove the point with well-considered efforts, specifically aimed to yield a result you'll achieve without breaking a sweat, running around or rushing anything at all.

AQUARIUS (Jan. 20-Feb. 18). Don't be shy. The task at hand is too big for one person to handle alone. No one will know you need help until you ask for it. And when you do, you'll find out that people really love to help you.

PISCES (Feb. 19-March 20). Relationships that reflect give-and-take are now more attractive to you than they used to be. As you follow the path of reciprocity, you will acquire the resources you need to overcome obstacles that previously held you back.



This is Minnie, a 10-pound, 12-year-old Shih Tzu. She's in need of a loving home, so if you can provide one, please contact Shelter of Hope at 805-379-3538. www.shelterhopepetshop.org

Beverly Hills Private Vaults Company to Plead Guilty to Conspiracy Charge

A Beverly Hills business that rented safety deposit boxes to customers who were not required to use their real identities will plead guilty to money laundering, admitting in federal court that it sought drug traffickers and other criminals as customers who often kept stacks of illegally obtained cash in their personal vaults, according to court papers obtained by City News Service early Thursday.

U.S. Private Vaults, a Nevada-based company that operated on West Olympic Boulevard, was raided by the FBI and the U.S. Drug Enforcement Administration in March 2021. Agents broke open boxes, seizing drugs, firearms and large amounts of gold bullion and cash, as well as other valuables, from about 396 of the rented deposit boxes, according to an indictment alleging three separate conspiracies to violate federal law.

Since then, dozens of box holders who denied criminal culpability successfully petitioned U.S. District Judge R. Gary Klausner to order their property returned.

Until the plea agreement was filed late Wednesday, the federal government has remained silent about its case against the business, whose owners or board of directors have not been charged or named.

The company admitted to having

“recruited as its customers drug traffickers and other criminals” who paid over \$550,000 in cash and bitcoin in exchange for the anonymous use of safety deposit boxes “to store the proceeds of their offenses, most often in stacks of \$100 bills,” according to the agreement filed in Los Angeles federal court.

Box rental payments were made to U.S. Private Vaults with the company’s knowledge that the money came from “the proceeds of the distribution of controlled substances and other crimes,” the plea agreement states.

The company would deposit the cash with banks, using the money to pay its costs for maintaining the business, “thereby promoting the distribution of controlled substances and other crimes by its customers,” federal prosecutors wrote.

A date has not yet been set for the now-defunct business to formally plead guilty through its attorney to the charge of conspiracy to launder money. A status conference is scheduled for March 21.

A U.S. Attorney’s Office spokesman declined to comment.

The plea agreement states that U.S. Private Vaults gives up its right to appeal its sentence provided the court imposes a fine of no more than \$5 million, a probationary sentence of no longer than five years, and

an order of restitution of \$10 million or less.

The plea agreement was signed by both a federal prosecutor and vault attorney Michael Singer in November but kept secret until Wednesday.

Box holders seeking the return of their property alleged that the government overstepped constitutional protections in efforts to uncover illegal activity. About \$86 million in cash and millions more in jewelry and other valuables were reportedly seized from the rented boxes, but specific criminal conduct has not been alleged against customers.

In the indictment, Los Angeles prosecutors allege that U.S. Private Vaults adopted “business practices that attracted customers in possession of proceeds from criminal offenses, including drug trafficking” and other crimes.

U.S. Private Vault customers were not required to use their names to access their boxes. Instead, the company used iris scans and other means to keep client identities

secret.

The warrant authorizing the raid on U.S. Private Vaults stated that it “does not authorize a criminal search or seizure of the contents of the safety deposit boxes,” according to Rob Johnson, senior attorney with the Institute for Justice, which filed suit for the return of box contents on behalf of clients.

Despite the direction of the judge who signed the warrant, “the FBI opened every box in the vault and forced individuals to prove their own innocence to get their property back,” Johnson said.

The government abandoned its forfeiture claims against the institute’s clients and finished returning seized property late last year, Johnson said.

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Cheval Blanc's highest point would align with the roof of the nearby Bank of America just east of Beverly Drive. Photo by Carl Robinette

(Cheval Blanc continued from page 1)

The hearing was continued at that time until March 24 with no motions yet made.

However, since the Feb. 24 meeting, the Courier has exclusively learned that the Cheval Blanc team has asked the city to suspend review of the project until it can conduct studies on how to best meet the requests made by the Commissioners.

"We appreciate the thoughtful feedback to our proposal from the Planning Commission, and we are engaged in detailed studies regarding options for addressing the issues Commissioners have identified," Cheval Blanc's parent company, LVMH Moët Hennessy Louis Vuitton (LVMH), told the Courier in a statement. "Those studies will take time, and we are therefore requesting continuance of consideration of the project to a future date to be determined."

The Planning Commission will ultimately decide whether to recommend the City Council approve the project, including its Environmental Impact Report (EIR) and requests for zoning changes that would allow the hotel and retail development to be built at the location.

The traffic issues discussed largely stem from the project's proposed motor court where guest drop-offs and valet services will take place on South Santa Monica Boulevard. About 1,400 cars an hour pass along the corridor in question, according to the traffic analysis included in the proposal. Estimates show the mixed-use hotel and retail development would draw an additional 235 cars an hour.

The sticking point for the Commissioners was the predicted amount of time it would take to move a car through the motor court. Analysis estimates it would take an average time of 90 seconds for vehicles to reenter the traffic flow on South Santa Monica. This means it would take roughly six hours to move one hour's worth of vehicles through the motor court. With anticipated special events at the site potentially creating major traffic congestion on a regular basis, the Commissioners raised unanimous objections to the current motor court design.

Under the current design, vehicles would enter the motor court by right turn only as they head east on South Santa Monica. The entrance to the hotel's parking garage would be around the corner on Beverly Drive. Valets and other guests would have to exit the motor court and drive around the block

to the garage entrance. The Commissioners have asked for a redesign of the motor court, floating the idea of adding a ramp down into the garage to limit the number of cars exiting back onto the boulevard.

"The biggest issue for me by far is the traffic impact," said Commissioner Gary Ross. "I'd like to see this project be designed in a way where cars enter the motor court and stay on the property, and don't exit, don't go back onto Little Santa Monica Boulevard and have to go around the block. It's awkward, it's complicated, and it threatens to create a major traffic problem both coming into the motor court and exiting the motor court on a relatively small street."

However, LVMH would have to drastically modify the building design to accommodate this request. This would possibly include reducing the size of retail, restaurant or other amenities planned for the building's street level.

"It won't be the exact project you want to build, but it will be the kind of project that we can approve," Ross told the Cheval Blanc team.

Many residents also spoke out in opposition to the project. In previous public hearings, the project received mostly supportive comments. However, about 40 public comments were heard during the Feb. 24 meeting, all but five of which were opposed to the project. In addition to traffic concerns, most public commenters raised objections to the size of the proposed nine-story building.

Beverly Hills attorney and City Council candidate Darian Bojeaux called the proposal "outrageous" during public comment, objecting to the size of the building, its proposed changes to the city parcel map, and what she said is likely to be a long and disruptive construction process.

"It's a very poor value choice to approve this, and it would be like placing brand and status over quality of life and good environment, and good community values," said Bojeaux who has opposed similar projects and is running on a platform to preserve the "village" atmosphere of Beverly Hills. "So, it would be a very poor choice."

The Cheval Blanc team is requesting a zoning exception to the city's height limitations at the location to allow the building to step up to nine stories at the back corner. They have said that preserving the atmosphere on Rodeo Drive is a top priority,

assuring the Commission that the building's terraced design, with a four-story facade at the corner of Rodeo Drive and South Santa Monica Boulevard, will achieve this.

Neighboring businesses, including Hermès, Chanel and Armani have raised concerns about a proposed change to reconfigure an alley currently used by the retailers to serve VIP clients. They have also asked for assurances that they will be protected or compensated for interruptions and potential damage caused by building construction.

In response, LVMH has adjusted the alley design to make it more easily passable for large vehicles. They have also agreed to pay the salary of a city employee to monitor construction as a show of good faith and protection for the surrounding business community. And they have agreed to publish an alley closure calendar during construction to keep neighbors apprised. LVMH did not agree to a request by neighboring retailers to issue a bond that would pay for any potential damages to their business caused by construction, nor did they agree to a request to publish a master construction calendar.

As for the reconfiguration of the alley that would create a 90-degree turn in an otherwise straight roadway, Cheval Blanc is standing firm on its design. The hotel's team said that a working alley is "critically important" to its own retail business, as a Louis Vuitton men's boutique is slated to open in the space between Armani and Hermès this year.

"As a retailer, we respectfully disagree with the idea that the relocation of the alley entrance will fundamentally confuse or somehow disadvantage VIP clients who are used to coming to these stores," said Anish Melwani, Chairman and CEO for LVMH North America.

The competing luxury brands have said adding a sharp turn to the narrow alley will "inevitably" cause traffic blockages. As a compromise, they have asked that the

one-way, north-south alley's traffic flow be reversed as part of the project proposal. They say moving the entrance to allow their VIP clients to enter from Brighton Way, heading south to north, would minimize the impacts of the alley turn and the effects of potential delivery congestion at the hotel's loading bays.

Cheval Blanc said they would not oppose this change, but they object to including it in their plans. They say Chanel, Hermès and Armani should have to file a proposal to reverse traffic flow with the city and go through the standard approval process. The retailers say this responsibility should fall on the hotel.

"I think we may have something there and we look forward to discussing it with the city and the applicant further," said Ryan Kelly, a transportation engineer with KOA Consulting about the traffic flow reversal. KOA was hired by Chanel, Hermès and Armani to do an independent analysis on the project.

Despite the give and take over the details, Commissioners and opposing retailers have all expressed support of a Cheval Blanc at the location.

"We look forward to welcoming Cheval Blanc and the LVMH brand to this block," said Hank Rouda, General Counsel and Senior Vice President of Legal Affairs at Giorgio Armani. "We appreciate the steps that the staff and the applicant have taken to deal with some of these issues. Unfortunately, we are concerned that some of these changes do not go far enough."

In a statement to the Courier after the hearing, LVMH said it would "continue to seek common ground while preserving the core benefits of the project."

"I love this project, I don't want it to fail, I don't think that it should," said Ostroff. "But I think you have to deal in a responsible way with all of the ramifications before we can really decide whether to recommend approval or not." ●

(Avant Murder continued from page 1)

By the time he shot Avant on Dec. 1, Maynor had spent nearly 10 years in prison for two separate charges of second-degree robbery, with additional charges of domestic violence, grand theft, and inflicting great bodily injury. Just months prior to December, Maynor was released on parole from his latest stint in prison for second degree robbery with enhancements for a prior felony.

Maynor made occasional social media posts from prison. In January 2017, he wrote on Facebook, "This my last year. I can't wait to do big things." A year later, in March, he marked his release with another post. "Just got out of prison Saturday," he wrote.

The release was short-lived. On Nov. 1, 2018, he pleaded guilty to second-degree robbery. Under California's Three Strikes law, second strike offenders receive doubled sentences, giving him a sentence of four years. A spokesperson for the District Attorney's office confirmed to the Courier that "the strike was used to double his sentence."

Maynor was released on parole on Sept. 1, 2021, "after serving his full sentence as defined by law," according to California Department of Corrections and Rehabilitation Information Officer Joe Orlando. This included credit for

time-served. He was listed as transient while on parole.

The Beverly Hills Police Department (BHPD) led the investigation into Maynor. The murder came just days after Mark Stainbrook assumed the role of Police Chief. A spokesperson for BHPD did not immediately respond to a request for comment.

Avant was an active philanthropist, serving as the president of the Neighbors of Watts, the support group for the South Central Community Child Care Center, in 1975, the entertainment chairman of the NOW benefit auction, and she sat on the board of directors for International Student Center at UCLA in 1980. She sat on the board of the Wallis Annenberg Center for the Performing Arts.

The family of Avant released a statement shortly after her death.

"The entire Avant family wishes to thank everyone for their outpouring of love, support, and condolences for Jacqueline Avant," the statement said. "Jacqueline was an amazing woman, wife, mother, philanthropist, and a 55-year resident of Beverly Hills, who has made an immeasurable positive contribution and impact on the arts community. She will be missed by her family, friends, and all of the people she has helped throughout her amazing life." ●

Police Blotter

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

ASSAULT - AGGRAVATED

2/17/2022, 1:36 p.m. at WILSHIRE BOULEVARD / N. CARSON ROAD
 2/11/2022, 6:05 a.m. at N. SANTA MONICA BOULEVARD / N. RODEO DRIVE
 2/8/2022, 8 a.m. at 0-99 Block of N. LA CIENEGA BOULEVARD

ASSAULT - SIMPLE

2/22/2022, 9:19 a.m. at 8500 Block of WILSHIRE BOULEVARD
 2/22/2022, 8:55 a.m. at 200 Block of REEVES DRIVE
 2/18/2022, 10:20 p.m. at N. CANON DRIVE / BRIGHTON WAY
 2/17/2022, 7:55 p.m. at N. SANTA MONICA BOULEVARD / WILSHIRE BOULEVARD

2/16/2022, 8:17 p.m. at 300 Block of N. LA PEER DRIVE

2/16/2022, 5:45 a.m. at 300 Block of N. CANON DRIVE

BURGLARY - COMMERCIAL BUILDING

2/28/2022, 6:40 a.m. at 300 Block of S. LA CIENEGA BOULEVARD
 2/27/2022, 4:32 a.m. at 8900 Block of OLYMPIC BOULEVARD
 2/23/2022, 3:02 a.m. at 9900 Block of N. SANTA MONICA BOULEVARD
 2/18/2022, 1:16 p.m. at 9600 Block of WILSHIRE BOULEVARD
 2/18/2022, 12:07 p.m. at 200 Block of N. RODEO DRIVE
 2/10/2022, 4:50 a.m. at 200 Block of S. LA CIENEGA BOULEVARD
 2/10/2022, 3:15 a.m. at 200 Block of S. LA CIENEGA BOULEVARD
 2/10/2022, 2:39 a.m. at 100 Block of N. ROBERTSON BOULEVARD

BURGLARY - CONSTRUCTION SITE

2/11/2022, 8:39 p.m. at 600 Block of MOUNTAIN DRIVE

BURGLARY - FROM A MOTOR VEHICLE

2/25/2022, 11:40 p.m. at 9800 Block of S. SANTA MONICA BOULEVARD
 2/24/2022, 12:17 a.m. at 400 Block of S. CANON DRIVE
 2/20/2022, 5:45 p.m. at 400 Block of N. CAMDEN DRIVE
 2/18/2022, 7 a.m. at 100 Block of N. HAMILTON DRIVE
 2/17/2022, 5:34 p.m. at 400 Block of N. BEVERLY DRIVE
 2/13/2022, 5:30 a.m. at 700 Block of N. BEDFORD DRIVE

2/11/2022, 7:32 p.m. at 200 Block of N. WETHERLY DRIVE

2/10/2022, 5 a.m. at 600 Block of WALDEN DRIVE

BURGLARY - RESIDENTIAL (ACCESSED GARAGE ONLY)

2/11/2022, 8 a.m. at 9500 Block of BRIGHTON WAY

BURGLARY - RESIDENTIAL (NO ONE HOME)

2/28/2022, 10 p.m. at 100 Block of S. OAKHURST DRIVE
 2/28/2022, 12 p.m. at 100 Block of N. CLARK DRIVE
 2/21/2022, 7:30 a.m. at 9200 Block of BURTON WAY
 2/20/2022, 3:01 a.m. at 200 Block of N. CLARK DRIVE
 2/18/2022, 2:23 p.m. at 400 Block of N. PALM DRIVE
 2/18/2022, 12:17 a.m. at 300 Block of N. PALM DRIVE
 2/17/2022, 7:02 a.m. at 400 Block of N. OAKHURST DRIVE
 2/17/2022, 9:37 a.m. at 300 Block of N. PALM DRIVE

2/9/2022, 6:19 a.m. at 300 Block of S. LINDEN DRIVE

DUI ARREST

2/27/2022, 3:53 a.m. at CARMELITA AVENUE / N. REXFORD DRIVE
 2/20/2022, 3:18 a.m. at WILSHIRE BOULEVARD / N. ROBERTSON BOULEVARD
 2/19/2022, 12:55 a.m. at S DOHENY DRIVE / GREGORY WAY
 2/18/2022, 11:45 p.m. at N. DOHENY DRIVE / BURTON WAY
 2/17/2022, 9:07 a.m. at 700 Block of HILLCREST ROAD
 2/14/2022, 1:38 a.m. at N. CANON DRIVE / S. SANTA MONICA BOULEVARD
 2/12/2022, 3:33 a.m. at N. RODEO DRIVE / S. SANTA MONICA BOULEVARD

MOTOR VEHICLE THEFT

2/23/2022, 1:54 a.m. at W. OLYMPIC BOULEVARD / S. LA CIENEGA BOULEVARD

2/17/2022, 12:15 p.m. at 8800 Block of WILSHIRE BOULEVARD

2/15/2022, 8:15 a.m. at 400 Block of S. MAPLE DRIVE

ROBBERY

2/25/2022, 3:10 p.m. at 200 Block of S. BEVERLY DRIVE
 2/23/2022, 12:30 p.m. at 9400 Block of BRIGHTON WAY

THEFT FROM COMMERCIAL BUILDING

2/21/2022, 7:14 a.m. at 400 Block of N. BEDFORD DRIVE
 2/16/2022, 4:35 p.m. at 400 Block of N. RODEO DRIVE

THEFT - GRAND

2/26/2022, 11:30 p.m. at 300 Block of N. CANON DRIVE
 2/18/2022, 11 a.m. at 200 Block of S. BEVERLY DRIVE

2/16/2022, 12:57 p.m. at 300 Block of N. RODEO DRIVE

2/14/2022, 6:01 p.m. at 300 Block of N. RODEO DRIVE

2/14/2022, 3 p.m. at 9400 Block of BRIGHTON WAY

2/14/2022, 6:30 a.m. at 100 Block of REEVES DRIVE

2/12/2022, 4:53 p.m. at 400 Block of N. CANON DRIVE

2/11/2022, 5:40 p.m. at 400 Block of N. BEDFORD DRIVE

2/11/2022, 12:39 p.m. at 9600 Block of WILSHIRE BOULEVARD

2/11/2022, 3:50 a.m. at 9600 Block of SUNSET BOULEVARD

2/9/2022, 12:26 p.m. at 8900 Block of WILSHIRE BOULEVARD

2/6/2022, 4:40 p.m. at 400 Block of N. RODEO DRIVE

2/6/2022, 4:29 p.m. at 400 Block of N. RODEO DRIVE

THEFT - GRAND (FROM VEHICLE)

2/13/2022, 5:30 a.m. at 700 Block of N. BEDFORD DRIVE

2/11/2022, 4 p.m. at 300 Block of S. LA CIENEGA BOULEVARD

2/10/2022, 5:59 p.m. at 9800 Block of WILSHIRE BOULEVARD

THEFT OF AUTO PARTS

2/23/2022, 11:30 p.m. at 9300 Block of CHARLEVILLE BOULEVARD

THEFT - PETTY

2/27/2022, 1:40 p.m. at 9700 Block of S. SANTA MONICA BOULEVARD
 2/25/2022, 2:46 a.m. at S. ARNAZ DRIVE/ CHARLEVILLE BOULEVARD
 2/24/2022, 6:10 p.m. at 400 Block of N. CANON DRIVE
 2/24/2022, 9:20 a.m. at 300 Block of N. CANON DRIVE

2/21/2022, 6:50 p.m. at 300 Block of N. CANON DRIVE

2/16/2022, 5:40 p.m. at 400 Block of N. RODEO DRIVE

2/16/2022, 11:46 a.m. at 300 Block of N. CANON DRIVE

2/14/2022, 2:30 p.m. at 200 Block of S. LA PEER DRIVE

2/11/2022, 6 p.m. at 9500 Block of WILSHIRE BOULEVARD

2/9/2022, 11 p.m. at 400 Block of N. BEDFORD DRIVE

2/6/2022, 4 p.m. at 200 Block of N. RODEO DRIVE

THEFT - PETTY (FROM VEHICLE)

2/24/2022, 1:39 p.m. at 300 Block of S. ALMONT DRIVE

2/18/2022, 1:35 p.m. at 200 Block of S. BEVERLY DRIVE

2/18/2022, 5 a.m. at 100 Block of SPALDING DRIVE

2/13/2022, 9:35 a.m. at 100 Block of S. ROBERTSON BOULEVARD

VANDALISM

2/27/2022, 8 p.m. at 100 Block of N. LA CIENEGA BOULEVARD

2/26/2022, 2:17 p.m. at N. SANTA MONICA BOULEVARD / ALTA DRIVE

2/25/2022, 1:20 p.m. at 300 Block of N. CLARK DRIVE

2/22/2022, 9:20 a.m. at 8500 Block of WILSHIRE BOULEVARD

2/18/2022, 9:50 a.m. at CLIFTON WAY / N. LE DOUX ROAD

2/17/2022, 2:44 p.m. at 400 Block of N. REXFORD DRIVE

2/16/2022, 8:45 p.m. at 100 Block of S. BEVERLY DRIVE

2/10/2022, 6:45 a.m. at 400 Block of SMITHWOOD DRIVE

(Hudnut Resigns continued from page 1)

"The work of the CHRB is voluminous and time-consuming. It meets on Thursdays, as does the BHPC, making it impossible for me to serve both. Further, the travel required by service on the CHRB will take me away from Beverly Hills and make me less attuned to local affairs than a Planning Commissioner should be," said Hudnut.

Hudnut was appointed to the Planning Commission in October of 2020. Prior to that, his illustrious career included 26 years as the head of first Harvard and later Harvard Westlake School.

"Serving on the Beverly Hills Planning Commission has been a distinct privilege. I have made friends, learned a lot, and, I hope, accomplished some good in the process. I will be forever grateful to the City Council for having appointed me," Hudnut's letter to the Council said.

Although Hudnut's first term expires in

June, his tenure on the Planning Commission had been expected to last significantly longer. That is because Commissioners may be (and typically are) reappointed for a second term of up to four years at the discretion of the City Council after their initial two-year term expires.

When reached by the Courier, Hudnut described his service as an "honor and a pleasure."

He added, "I have enjoyed my fellow commissioners and the department's staff – they're all dedicated and smart."

Planning Commission Chairman Andy Licht described Hudnut's resignation as a "huge loss for Beverly Hills."

"Tom is one of the smartest, hardest working people I have ever had the pleasure of working with," Licht told the Courier. "The good news is, I won't have to consult my dictionary quite as often." ●

(OpenBH continued from page 5)

By extending the program an additional nine months, existing OpenBH participants can budget for three more 90-day no fee renewals before city staff returns to the Council with a proposed fee schedule, which would begin no earlier than Jan. 1, 2023. The timeline allows for businesses to evaluate long-term investments in their outdoor dining concepts while the OpenBH Ad Hoc subcommittees continue to develop long term conversions of the program.

Permits for temporary outdoor dining tents on the 100 block of North Canon Drive utilized by Spago and Nusr-Et are also set to expire on March 31. Both restaurants requested the City Council consider an additional extension of the street closure.

A total of 136 businesses have received a permit to participate in OpenBH, with new businesses joining as recently as last month.

"I think everybody should know that that's a real date," Councilmember Julian Gold said. "And so, whatever they've constructed at that point, I think there should be a real expectation that these are going to go away starting January 1."

However, the Council did not approve an extension for the temporary outdoor dining tents at its March 1 Study Session due to concerns raised by neighbors at 190 N. Canon Drive, the landmark commercial office building known as the Fred Hayman building.

While many stakeholders expressed support, neighbors took issue with increased litter, loitering, lack of parking, aesthetics, and Nusr-Et's tent structure, which extends beyond its own leased property line, encroaching into the roadway directly in front of the Fred Hayman building.

"Given that Spago already did get the support of their property owners around them, I would be okay with Spago staying till December of the end of this year," Vice Mayor Lili Bosse said. "I would like to be

able to do that for Nusr-Et if they can find a way to address the property line issue."

According to Robert Hayman, who oversees the building, prospective tenants are leasing elsewhere due the outdoor dining tent's unintended consequences: limited building access and visibility, surrounding trash, noise, loitering restaurant customers, and an entrance blocked by valet. "This situation, if continued, will cost the Fred Hayman building millions of dollars and will risk the financial viability of the property," Hayman said.

"We understand that the messes that are created, may have or may have not been caused by our restaurant," Steve Magnus representing Nusr-Et said at the meeting. "But we're looking forward to helping our neighbors and making sure that those areas get clean."

At the direction of the Council, city staff will provide an update at its next meeting regarding mitigation efforts, and if there is no progress between Nusr-Et and the Fred Hayman building, their permit will expire April 1. "We're not going to make this an April Fool's joke," Councilmember John Mirisch said. "They need to figure it out sooner."

While Mayor Robert Wunderlich hoped to foster more open-air dining, he acknowledged that "the outdoor dining on Canon is somewhat different. Obviously, these are larger tents that are taking up the entirety of the street. Absent negative impacts, I also think that the outdoor dining on Canon is a great benefit."

Much remains to be done before OpenBH can launch in its next iteration. The Design and Operating Standards Subcommittee has put forth a six-month time frame in which the guidelines for parklets will be created by Lorcan O'Herlihy Architects. Meanwhile, the Code and Fee Changes Subcommittee is still formulating recommendations that will be shared with the business community and formalized for approval at a future date. ●

(Il Pastaio continued from page 4)

Gardon's sentencing comes two weeks after his co-defendants, Malik Lamont Powell, 21, and Khai McGhee, 18, a.k.a. "Cameron Smith," were sentenced to 12 years each by the same judge, U.S. District Judge John F. Walter.

During a previous hearing, Walter called the crime "outrageous and unacceptable." He said these types of brazen robberies are becoming more common and added that a crime where someone could have lost their life, as in this case, requires a heavy sentence that "promotes respect for the law."

The shooting took place when the robbers held Beverly Hills jeweler Shay Belhassen at gunpoint in the restaurant's outdoor dining area around 2 p.m. on March 4, 2021. A struggle ensued between the robbers and their victim as the robbers stole his \$500,000 Richard Mille wristwatch. Two shots were fired in the skirmish and one of the bullets struck a bystander in the leg. The shooting victim was another restaurant patron. No life-threatening injuries were reported.

Surveillance footage showed Gardon moving out of the back seat of the robbers' getaway car to get behind the wheel just prior to the robbery. His phone was also tracked near the restaurant at the time of the robbery, officials said.

"The three defendants each of whom is a documented member of the Rollin' 30s Crips street gang drove to Beverly Hills on the afternoon of March 4 to commit an armed robbery," said the Department of Justice

(DOJ) in a statement.

Federal Prosecutors said in a sentencing memorandum that because a gun was held to the victim's head and someone was shot, the crime is "especially troubling," and likely created long-lasting trauma for the victims.

Beverly Hills Police Department (BHPD) responded to a 911 call reporting the shots fired on the day of the incident. BHPD arrived on the scene "within 90 seconds" and tended to the shooting victim until Beverly Hills Fire Department Paramedics arrived. Paramedics treated the victim at the scene who was later transported to the hospital by ambulance.

BHPD later worked with the FBI to identify and arrest the three defendants. Police zeroed in on their suspects by tracking the black BMW used in the crime and connecting it to Powell as the vehicle owner. Powell posted photos online of himself wearing the stolen watch, strengthening federal prosecutors' case against him. Powell's social media accounts also contained images of various guns and high-value wristwatches, authorities said.

Blood found on Belhassen's clothing following the struggle was matched to McGhee's DNA, according to court documents.

Two other unidentified suspects are believed to be co-conspirators in the crime as surveillance footage showed five people who officials believed to be "scouting" the area for potential victims to target just before the shooting occurred. The watch has not yet been recovered, according to the DOJ. ●

(Hillel Expansion continued from page 5)

All commissioners expressed openness to the setback deviations, but support narrowed on the matter of allowing a rooftop playground.

"The variance statute does not give us any latitude to do that, in my opinion," said Commissioner Peter Ostroff. Commissioners Demeter and Gary Ross also expressed opposition to the proposal, citing noise concerns.

In its application to the planning commission, the school noted that its earlier 1980 conditional use permit included construction of a rooftop game court, though the school ultimately did not build it. A sound study commissioned by the school found that the elevated location of the playground would, if anything, reduce noise levels in surrounding areas.

Even with the question of the requested setback and height variances, the Commission focused its attention on the potential traffic impact of the development and ongoing congestion issues. According to an analysis by city staff, the project would result in a 15% increase in trips to and from the school over the weekday.

School representatives promised that they would incentivize walking, biking

and carpooling to school as a part of any conditional use permit. This would include providing staff with a free bike share program, designating a staff transportation coordinator and matching up students who live near each other for carpooling. The plans would also expand the heavily-trafficked Doheny drop-off area from three cars to four – a change requiring an easement on the public sidewalk.

Commissioners raised concerns that the school had not done enough in the past to address traffic issues and would have to present more substantial solutions before winning over any votes. Planning Commission Chair Andy Licht raised the prospect of using the alley that runs behind the school to decongest Oakhurst and Doheny.

The Commission voted to continue the public hearing until April 22 to give the school an opportunity to digest the comments and return with responses.

Despite the stiff pushback, Licht characterized the moment as an opportunity to correct a chronic issue.

"I really think this is the one and only time, probably in the next 50 years, to offer a solution," he said. ●

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Public Notices

FICTITIOUS BUSINESS NAME STATEMENT 2022026853
The following is/are doing business as: **SKYBRIDGE CONSTRUCTION** 300 S. Beverly Dr. #408, Beverly Hills, CA 90212; **Sherwin Aryeh** 300 S. Beverly Dr. #408, Beverly Hills, CA 90212; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed January 2022: **Sherwin Aryeh, Owner**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2022026855 The following is/are doing business as: 1) **BEVERLY HILLS ALTERNATIVE RELIEF CENTER 2) BARC432 S. San Vicente Blvd., Los Angeles, CA 90048; Relief Corp** 432 S. San Vicente Blvd., Los Angeles, CA 90048; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed April 2015: **Sam Dabbas, President**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2022026858
The following is/are doing business as: 1) **HGS APARTMENTS 2) BB PARTNERS 3) BURTON WAY GROUP 4) CENTINELA GROUP 5) EXPO PARTNERS 6) MAR VISTA APARTMENTS 7) MONTE MAR ASSOCIATES 8) OLYMPIC PROPERTIES 9) SATURN MANAGEMENT 10) TRI MENTONE ASSOCIATES 11) WINDSOR APARTMENTS** 2623 S. Holt Ave., Los Angeles, CA 90034; 1702 S. Robertson Blvd. #2009, Los Angeles, CA 90035; **Enrique Mannheim** 2623 S. Holt Ave., Los Angeles, CA 90034; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed January 2000: **Enrique Mannheim, Owner**: Statement is filed with the County of Los Angeles: February 03, 2022; Published: February 11, 18, 25, March 04, 2022 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2022 010775
The following is/are doing business as: **THE BEVERLY HILLS SYMPHONY** 312 S. BEVERLY DRIVE # 3254, BEVERLY HILLS, CA 90212; **Edmond Allmond** 6979 Exeter Dr., Oakland CA 94611; **John Mills II** 5552 Bedford Ave. Los Angeles, CA 90056; The business is conducted by: **A GENERAL PARTNERSHIP**, registrant(s) has NOT begun to transact business under the name(s) listed: Signed by: **John Mill II, General Partner**: Statement is filed with the County of Los Angeles: January 18, 2022; Published: 02/11/22, 0/18/22, 02/25/22, 03/04/22 **LACC N/C BEVERLY HILLS COURIER**

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. 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 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

DTSC PUBLIC NOTICE

Department of Toxic Substances Control (DTSC) - Our mission is to protect the people, communities, and environment of California from harmful chemicals by cleaning up contaminated sites, enforcing hazardous waste laws, and compelling the development of safer products.

Notice of Public Comment Period and Comment Meeting Draft Remedial Action Plan Former Venoco Facility, Beverly Hills High School property, 241 Moreno Drive, Beverly Hills, CA 90212 Public Comment Period: March 8, 2022- April 7, 2022

Why this notice? The Department of Toxic Substances Control (DTSC) invites the public to review and comment on a Draft Remedial Action Plan (RAP) for the former Venoco Site located within Beverly Hills High School (Site). Due to historical oil production activities at Venoco and the Methane hazard associated with oil production areas, DTSC determined that a remedial action is warranted.

What is proposed? The purpose of the RAP is to provide information on environmental conditions and use technical data to justify the remedial action selected for the Site. The objective of the remedy is specific to soil, soil gas and/or groundwater and designed to protect human health and the environment. The future land use of the former Venoco Site will be an athletic field with no permanent buildings, only dugouts and bleachers.

California Environmental Quality Act (CEQA): An Environmental Impact Report (EIR) was prepared for the Beverly Hills High School, Hawthorne K-8 School, and El Rodeo K-8 School Improvement Project in 2015 – State Clearinghouse Number 2015021038. The EIR was certified by the Beverly Hills Unified School District on December 17, 2015. An Addendum to the EIR was prepared to analyze and address potential environmental impacts associated with the remediation. DTSC, as a Responsible Agency under CEQA, will utilize the Addendum to comply with CEQA requirements. DTSC will file a Notice of Determination with the Governor's Office of Planning and Research, State Clearinghouse once the RAP is approved.

How can you participate? Written comments must be sent by mail or email **no later than April 7** to Lina Hijazi, DTSC Project Manager, 5796 Corporate Avenue, Cypress, CA 90630. Email Lina.Hijazi@dtsc.ca.gov.

Community meeting: DTSC will host a community meeting via Zoom on March 23, 2022 from 6:00 pm to 8:00 pm. Register in advance using this link: <https://bit.ly/Formervenoco>

The Draft RAP and supporting key documents are available for public viewing. Call to make an appointment.

DTSC Regional Records Office	Beverly Hills Public Library
5796 Corporate Avenue, Cypress, CA 90630	444 N. Rexford Dr., Beverly Hills, CA 90210
Tel: (714) 484-5336	Tel: (310) 288-2244

Documents are also available at the Envirostor database:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19820129

For more information: If you have project related questions, contact:

Lina Hijazi	Chinh Sheow	Sanford Nax
DTSC Project Manager	DTSC Public Participation	Public Information Officer
Tel: (714) 484-5334	Tel: (818) 717-6571	Tel: (916) 327-6114
Lina.Hijazi@dtsc.ca.gov	Chinh.Sheow@dtsc.ca.gov	Sandy.Nax@dtsc.ca.gov



Hearing impaired individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice. Additional information on DTSC sites can be found through our **EnviroStor** database.



Classifieds

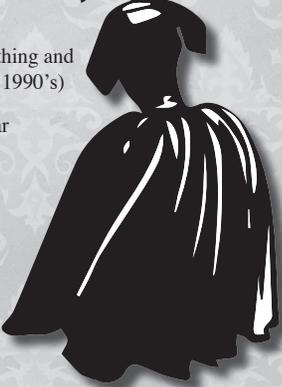
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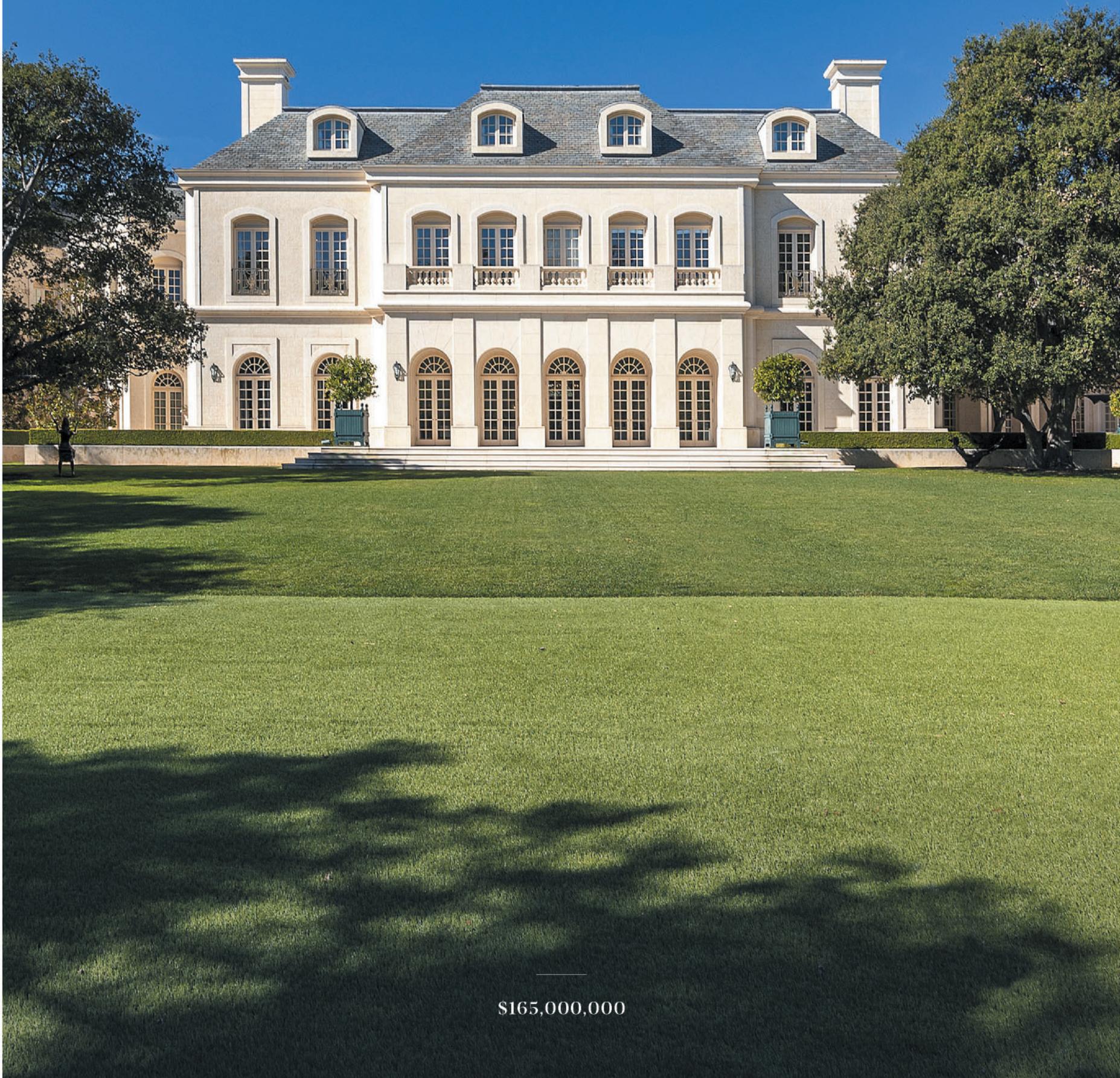
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