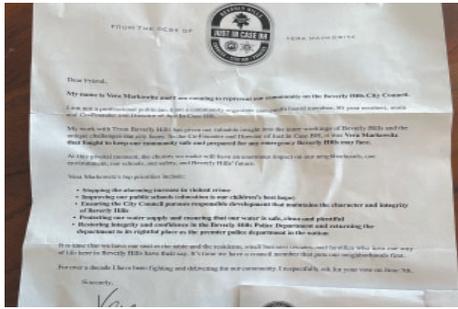


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THE WEATHER, BEVERLY HILLS

☁️ Friday	70° 59°
☁️ Saturday	70° 58°
☁️ Sunday	72° 58°
☀️ Monday	76° 59°
☀️ Tuesday	78° 60°
☀️ Wednesday	78° 61°
☁️ Thursday	78° 62°

Candidate Donations and Expenditures Examined

BY SAMUEL BRASLOW



Registered voters across Los Angeles and Beverly Hills have already received their ballots in the mail for the June 7 Primary and General Municipal Election, which includes three open seats on the Beverly Hills City Council. The 11 candidates vying for the positions have poured tens of thousands of dollars into the race thus far, with less than three weeks to go until decision day.

California election law requires the candidates to disclose contributions and

expenditures exceeding the sum of \$100. The Courier has reviewed the most recent campaign financial disclosures for each candidate as of press time.

Candidates will file their final pre-election disclosures on May 26. Because voting has already begun, the Courier has opted to report the most current information for those casting early ballots.

(Fundraising continues on page 15)

Planning Commission Rebukes Spring Place

BY SAMUEL BRASLOW

In a contentious hearing on May 12, the Planning Commission issued a stern rebuke of the private club and co-working space Spring Place and crafted stringent limits on its 6,000 sq.-ft. rooftop space.

“You’ve had your last chances; you’ve had it many times again, and again, and again, and again,” said Planning Commissioner Myra Demeter, who presided as chair over the hearing. “We have pages of violations and pages of letters and pages of telephone calls and pages of different people contacting you, letting you know what is allowed and what is not allowed. And you continued again and again with making promises that you would do this, and you would do that, and we haven’t seen it.”

Planning Commission Chair Andy Licht recused himself from the hearing given his home’s proximity to the club and the fact that he is a member. Commissioner Thomas Hudnut also recused himself given the proximity of his home and office to the club.

(Spring Place continues on page 13)

Courier Wins Two First Place California Journalism Awards

Total of Four Awards as of Press Time

BY ANA FIGUEROA



Samuel Braslow reporting in the field
Photo by Ashley Balderrama

The California News Publishers Association (CNPA) has recognized the Beverly Hills Courier with two first place 2021 California Journalism Awards (CJA) and a total of four awards as of press time. All of the pieces were written by Courier Staff Writer Samuel Braslow and tackle topics ranging from city ordinances to policing, crime and human interest.

Given out yearly by the state’s preeminent advocate for the publishing industry, the CJA recognize excellence in reporting across California. This year, CNPA received nearly 3,000 entries in an array of categories. Eligible stories were published in the calendar year 2021.

(Journalism Awards continues on page 8)

City Council Discusses New Mental Health Services

BY BIANCA HEYWARD

With a growing population of homeless and those experiencing mental illness in the city, the Beverly Hills City Council discussed the implementation of a new Mental Health Evaluation Team (MET) at its May 17 Special Study Session. The MET is a collaboration between the City of Beverly Hills and Los Angeles County, pairing a licensed clinical social worker with a Beverly Hills Police Department (BHPD) officer to provide timely, proactive, and reactive outreach seven days a week to those in the community struggling with mental health issues, prevalent among the unhoused.

(Mental Health Services continues on page 15)

Courier Calendar

NOW - JUNE 5

A NOISE WITHIN: "METAMORPHOSES"
2 P.M., 7:30 P.M., 8 P.M.

A Noise Within presents "Metamorphoses," a play by Mary Zimmerman. In this reenvisioning of Ovid's Greek myths, characters like Midas, Orpheus, Aphrodite and more experience love, loss, and transformation all while in a swimming pool on stage. The production blends heartfelt moments and comedy in this unconventional performance. The venue for this play is A Noise Within at 3352 E. Foothill Blvd., Pasadena. Tickets start at \$25 for general admission and \$18 for students. Attendees must be vaccinated against COVID-19 and wear masks onsite. <https://www.anoisewithin.org/play/metamorphoses/>

NOW - JUNE 26

LATINO THEATER COMPANY: "SLEEP WITH THE ANGELS"
4 P.M., 8 P.M.

Latino Theater Company presents the world premiere of the comedy by resident playwright Evelina Fernández, "Sleep with the Angels." In the play, two working women, Molly and Juana, are brought together by mutual need when the recently divorced Molly desperately needs childcare. With a touch of magical realism, Juana seems to be the perfect match for Molly and her children. The production is held in the Los Angeles Theatre Center at 514 S. Spring St., Los Angeles. Tickets range from \$10-\$48. Previews on May 20-22 and 26 are pay-what-you-choose starting at \$5. Visitors must possess proof of COVID-19 vaccination or negative test. Masks must be worn at all times indoors. <https://www.latinotheaterco.org/sleep-with-the-angels>

MAY 21 - JUNE 21

LA OPERA: "AIDA"
2 P.M., 7:30 P.M.

LA Opera presents the return of "Aida" after 16 years. This opera centers on two secret lovers from rival kingdoms at war, and the couple's choice between loyalty to their kingdoms or to each other. For this run, the couple is played by Latonia Moore and Russell Thomas. The Italian-spoken production features projected English subtitles, set design by LA street artist RETNA, and the iconic song "Triumphal March." The performances are held in the Dorothy Chandler Pavilion at 135 N. Grand Ave., Los Angeles. Tickets range from \$34-\$400. Guests must provide proof of COVID-19 vaccination or negative test and wear masks at all times indoors.

<https://www.laopera.org/performances/2122-season-page/aida-2/>

MAY 21

GETTY CENTER: "OFF THE 405": ZSELA
6 P.M.

The Getty Center presents its annual outdoor summer concert series, "Off the 405." Starting off the summer's lineup is Zsela, a singer, songwriter, and artist, known for her deep, mesmerizing voice. Zsela's performance is accompanied by a DJ set from Slauson Malone 1. This concert series is held in the Museum Courtyard at the Getty, timed to coincide with sunset. Admission is free, but advanced reservations for tickets are required. All Getty visitors must wear masks on the tram. Masks are required inside for visitors who are not fully vaccinated. <https://www.getty.edu/museum/programs/performances/offthe405.html>

MAY 22 - JUNE 27

**IAMA THEATRE COMPANY:
"UNTITLED BABY PLAY"**
3 P.M., 8 P.M.

IAMA Theatre Company presents the world premiere production of "Untitled Baby Play." Written by Nina Braddock, "Untitled Baby Play" is a story about six women in an email chain for a baby shower. This leads to miscommunications, unintentional snubs, and reflection on their own convictions, fears, and existential angst about children before a crescendo is reached the day of the baby shower. The play's venue is the Atwater Village Theatre at 3269 Casitas Ave., Los Angeles. Tickets range from \$20-\$40. To attend, guests must provide proof of full vaccination against COVID-19 or a negative test. Masks are required inside. <https://www.iamatheatre.com/untitled-baby-play>

MAY 23

THE BOURBON ROOM: "THE 24 HOUR MUSICALS"
8 P.M.

The 24 Hour Plays presents an intensive theatrical endeavor, "The 24 Hour Musicals." For this show, various cast and crew from Broadway, film, and TV collaborate to write, compose, rehearse, and perform four original musicals within 24 hours at the Bourbon Room. Actors participating this year include Emily Kinney ("The Walking Dead"), Kether Donohue ("Pitch Perfect"), Andrew Leeds ("Barry"), and more. The Bourbon Room is located at 6356 Hollywood Blvd., Los Angeles. Tickets start at \$49 with VIP access tickets available. Proof of COVID-19 vaccination and masks are required at the venue.

<https://www.stellartickets.com/o/the-bourbon-room-hollywood/events/the-24-hour-musicals/occurrences/2d640efb-8e7e-44d9-9b80-9c3e15047db5>

MAY 24 - 25

EL CAPITAN THEATRE: "BIG HERO 6"
10 A.M., 1 P.M., 4 P.M., 7 P.M.

In celebration of Asian American, Native Hawaiian and Pacific Islander Heritage month, the El Capitan Theatre presents showings of Disney's "Big Hero 6." It is the story of robotics prodigy Hiro Hamada, his robot companion Baymax, and how the two must team up with their friends to become super heroes and save San Fransokyo. Tickets are \$15 for all ages. Unvaccinated guests must wear masks while indoors.

<https://elcapitantheatre.com>

MAY 25

HOLOCAUST MUSEUM LA: "HIDDEN HISTORY REVEALED: THROUGH THE LENS OF ARTHUR ROTHSTEIN"
5 P.M.

Holocaust Museum LA presents a free webinar on the work of photographer Arthur Rothstein. The photographer's daughter, Dr. Ann Rothstein Segan, will narrate her father's career from China, where he photographed the Jewish refugee community in Shanghai after WWII, to America. She will also illuminate how her father influenced the visual culture of post-war America in the Golden Age of picture magazines. This talk is presented in coordination with the exhibition "Hidden History: Recounting the Shanghai Jewish Story." Registration is available online.

<https://www.holocaustmuseumla.org/event-details/hidden-history-revealed-through-the-lens-of-arthur-rothstein>

MAY 27

ACADEMY MUSEUM OF THE MOTION PICTURE: "PONYO" WITH HAYAO MIYAZAKI EXHIBITION DISCUSSION
6:30 P.M.

The Academy Museum presents the last film of its Hayao Miyazaki encore series, "Ponyo." In the film, magical goldfish and child of a sorcerer father and sea-goddess mother, Brunhilde, is washed up on shore, meeting the 5-year-old Sosuke. He promptly renames her Ponyo, and soon she longs to become a real girl and join Sosuke's family. The screening is preceded by a conversation with Academy Museum Exhibitions Curator Jessica Niebel and Assistant Curator J. Raúl Guzmán in which they will discuss their curatorial process and the journey of building the retrospective exhibition, "Hayao Miyazaki." The conversation begins at 6:30 p.m., followed by the screening of the new subtitled print of the film at 7:30 p.m. Tickets are \$10 for adults, \$7 for seniors, and \$5 for students and children. Visitors must provide proof of COVID-19 vaccine or negative test. Face masks must be worn while indoors.

<https://www.academymuseum.org/en/series/hayao-miyazaki-encores>



Sydney A. Mason, Trisha Miller and Cassandra Marie Murphy in "Metamorphoses" at A Noise Within, from now until June 5

Photo by Daniel Reichert

Her real estate advice doubled as family counseling.

The lake house was where the family felt most connected and now our father was selling it to keep from tearing the family apart. Better to let it go, he believed, than for his children to fight over it after he was gone. But one glimpse of a framed photo of my brothers and me at the house was all it took for Rebecca to see how it brought the family together. She showed us options to keep the house in the family that didn't involve leaving it to any one of the kids. Rebecca could see the big picture because she stopped to take notice of the **the little ones**.

— Molly, Lake Tahoe




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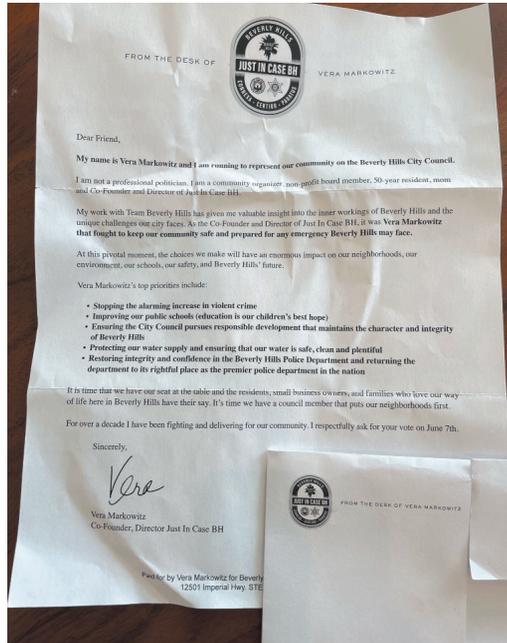


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City Issues Cease and Desist to Markowitz Over Logo

BY SAMUEL BRASLOW



City Council candidate Vera Markowitz has received a cease-and-desist letter from the city accusing her of using an altered Just In Case BH logo on campaign materials, a

misdeemeanor violation. Just In Case BH is the city's emergency preparedness program founded by Mayor Lili Bosse. (Cease and Desist continues on page 13)

Social Media Post Triggers BHHS Shelter in Place

BY SAMUEL BRASLOW



Police officers with Beverly Hills and Los Angeles police departments responded to reports of an armed individual near Beverly Hills High School on May 19. The report stemmed from a social media post allegedly showing a man with what appeared to be a firearm in the part of Los Angeles adjacent to Beverly Hills. Police later arrested an individual for pointing an airsoft gun at the school and posting a photo on social media. Airsoft guns use compressed air to shoot plastic projectiles.

Police said that the suspect has no known connection to the high school, but did not provide any additional information by press time.

Separately, the Beverly Hills-centered newsletter WatchdogBH erroneously quoted a comment from the social media app Citizen that a security guard was shot. Officers on the scene told the Courier that no shots had been fired. Out of an abundance of caution, the school instituted shelter-in-place protocols, but continued with instruction. ●

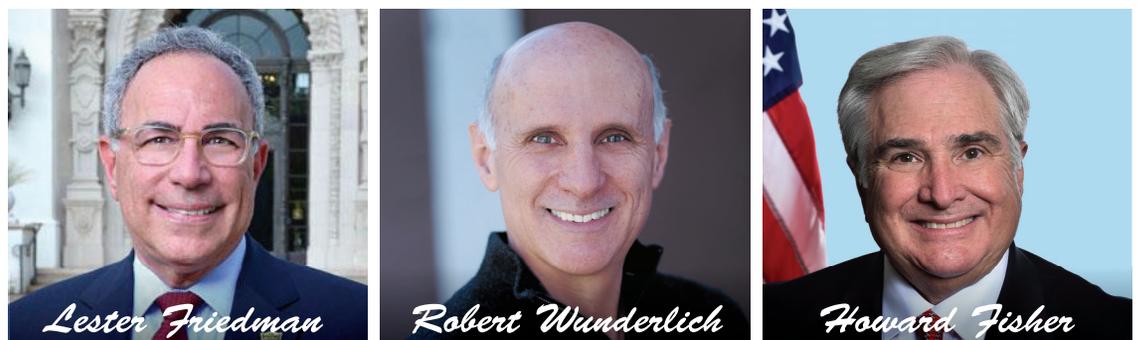
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JUNE 7 - 2022 ELECTION



THE BEVERLY HILLS CHAMBER OF COMMERCE LEADERSHIP PAC HAS THE FOLLOWING PRIORITIES FOR THE CITY:

- Continue to reduce the time & expense for new businesses to open in the City and for existing companies to upgrade stores & offices.
- Develop a strategic plan for the areas around the two future subway stops in Beverly Hills.
- Attract new and innovative restaurants, stores, cultural institutions and nightlife to ensure Beverly Hills remains a world class destination.
- Ensure the overall continued strong financial position and leadership of the City.

Ad paid for by Beverly Hills Chamber Of Commerce Leadership PAC. Not authorized by a candidate or a committee controlled by candidate. Additional info available at BeverlyHills.org

Council Liaisons Consider Summer Installations

BY BIANCA HEYWARD



Tourists taking photos at Two Rodeo on Rodeo Drive

The Rodeo Drive Committee (RDC) wants visitors to enjoy the ultimate VIP experience in Beverly Hills this summer. At its May 18 City Council Liaison Joint Special Meeting of the RDC/SpecialEvents/Holiday Program Committee, the RDC proposed a red-carpet

photo experience with various social media installations along Rodeo Drive, enhanced audio along the street and new street pole banners for the 2022 BOLD Summer activation. (Council Liaisons continues on page 13)

Music in the Mansion Entertains Sold-Out Crowd



Isaac Lopez on piano and Andres Jaramillo in Living Room

The City of Beverly Hills and the Community Services Department in collaboration with artistic director, Laura Schmieder, held an afternoon series of chamber music concerts to a sold-out crowd, featuring performances

outside in the courtyard, and indoors in the living room and recently restored theatre of the historic Greystone Mansion & Gardens. (Music in the Mansion continues on page 8)

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Dr. Sharona Nazarian for Beverly Hills City Council 2022 #1441242

Business with Bosse



Chaumont Bakery on South Beverly Drive was the setting for the latest Business with Bosse event on May 19. Pictured, Mayor Lili Bosse speaks with residents.

BHPD Greets Community



Beverly Hills Police Chief Mark Stainbrook greeted local residents at the Police Service Day and Community Breakfast on May 15. Pictured with Chief Stainbrook is Brigitte Lifson. Photo courtesy Hal Lifson

www.beverlyhillscourier.com



BEVERLY HILLS
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MAY 21 & 22
10AM TO 6PM | **2022**

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& COMMUNITY SERVICES

150 artists, 49 years on three blocks in Beverly Gardens Park

Jewish National Fund-USA Holds Annual Luncheon in Beverly Hills



Nearly 250 female philanthropists from Greater Los Angeles joined Jewish National Fund-USA at its annual Women for Israel luncheon at the Beverly Hilton May 11 in recognition of JNF-USA's Women's Month and to celebrate their shared passion for supporting the land and people of Israel and Jewish people everywhere. The event was chaired by Dr. Marcia Selz, Laura Stein, and JNF-USA Los Angeles Co-President, Susie Toczek. In addition to learning about Jewish National Fund-USA's game-changing projects in Israel's Negev and Galilee regions, attendees heard from two of the leading female Zionist voices of today – professional social media coach and Jewish activist, Amy Albertson, the creator of The Asian Israeli, and LA-based music and pop culture journalist, Eve Barlow.

St. John and Wolford Host Panel in Beverly Hills



St. John and Wolford hosted a panel at the St. John flagship Boutique on Rodeo Drive. Led by Monica Corcoran, founder of Pretty Ripe, the panel included celebrity stylist Jeanne Yang and beauty entrepreneur Nyako Grieco for a conversation on breaking down false pressures of achieving early success in life, and how career pivots can happen at any age. Photo courtesy St. John



CLIMATE ACTION & ADAPTATION PLAN INTRODUCTION + GREEN HOUSE GAS INVENTORY & FORECAST

May 25, 2022—5PM | Log-in Details Below

<https://beverlyhills-org.zoom.us/my/climate>
Meeting ID: 410 081 2952
Passcode: 90210

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For more information:
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Call us at: 310-285-2467



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 Petting Zoo/Pony Rides (nominal fee)	 Free Compost
 Goodie Giveaways	 Games

FOR MORE INFORMATION
Please contact The City of Beverly Hills Public Works Department: **310-285-2461**



Zelos Saxophone Quartet performs in the courtyard

(Music in the Mansion continued from page 5)

Now in its 28th year, Music in the Mansion has been celebrating music-making in the iconic Greystone Mansion, showcasing the best of emerging talent from around the world.

Zelos Saxophone Quartet opened the series at 2 p.m. in the Greystone Courtyard, followed by Isaac López on saxophone

and Andrés Jaramillo on piano, then Pavel Šporcl on violin with accompaniment by Lukasz Yoder on piano in the Living Room of the Mansion. The series concluded with Alexander Milovanov on guitar, in the Greystone Theatre

To learn more about the City of Beverly Hills Community Services programs and events, view www.beverlyhills.org/communityservices.

(Journalism Awards continued from page 1)

Garnering first place in the category of “Breaking News” is “Shooting at Il Pastaio,” published in the Courier’s March 5, 2021 issue, which described the shocking armed robbery at a popular Beverly Hills eatery in broad daylight.

Another first place award was bestowed in the “Writing” category for “Community Rallies Around Children With Rare Disease” in the Courier’s Nov. 5, 2021 issue.

The Courier won a fourth-place award in the “Investigative Reporting” category for Braslow’s “BHPD Task Force Accused of Widespread Racial Profiling” in the Sept. 3, 2021 issue. The piece details the class-action lawsuit filed against the Beverly Hills Police Department last fall alleging discrimination against people of color.

Another piece by Braslow, “Court Strikes Down Beverly Hills Ordinance,” in the March 26, 2021 issue took the fifth-place award in the “Coverage of Local Government” category. The story describes the striking down by the Los Angeles Superior Court

of an overbroad city emergency ordinance limiting assemblies in residential areas.

These latest awards for the Courier not only validate the crucial role local newspapers play in shedding light on the functions of city government, but also the power to move readers and effect change.

In “Community Rallies Around Children with Rare Disease,” Braslow recounts the story of a Beverly Hills family whose two children suffer from the debilitating disease, Lafora. Braslow recounted the efforts to raise money for an expensive experimental treatment that could offer a glimmer of hope to the children. Described by judges as a “compelling” work that “truly embodies strong writing,” the piece caught the attention of the drug manufacturer, who decided to facilitate the family’s enrollment in the clinical trials.

This is the second year in a row that the Courier has earned awards for Braslow’s work. In 2021, he earned fourth-place awards in the categories of “Breaking News,” “Protests and Racial Justice” and “Business News.”



Braslow’s breaking news reporting on the Il Pastaio shooting took first place in the California Journalism Awards. Photo by Samuel Braslow



Candidate Statement

We are all in need of real quality help, it’s time we come together. I don’t care if you’re a Democrat or a Republican. We all shop at the same retail stores, we all go to the same gas station, we all go to the same grocery store and we all have the same problems; High Taxes, overwhelming prices in every single item that’s out there. The system we now have is clearly broken and we the people are getting hurt and losing big time; My Name is Ronald A. Anderson and I can fix the problem we all deserve better. I need your VOTE for the betterment of all of us. Cutting back on high taxes, and lowering cost means more MONEY in your pocket and we all need more money.

Join me and let’s work together, for a safe and sane way of life. Stop the craziness of robbing, catch and release just doesn’t work, vandalizing, intimidation, prejudice and hate crimes are far more than ever before, rioting, homeless issues, animal abuse, elder abuse and so much more needs to be stopped now...There’s a better way. Life is too short to endure these issues and problems.

Please go to: randersongov22.com
A sincere Thank You

Ronald A. Anderson
Candidate for California Governor 2022

email: raanderson42@yahoo.com
Website: www.randersongov22.com



P.O. Box 8460
LaVerne, California 91750

824-B-North, Dodsworth Ave.
Covina, CA 91724
(909) 260-4882

Paid for by: Ronald Anderson for Governor of California



Yonatan Golian, the subject of the Courier’s award-winning story, celebrates his sister’s Bat Mitzvah. Photo by Samuel Braslow

www.beverlyhillscourier.com

Tower Cancer Research Foundation Gala Raises Nearly \$900,000



The Tower Cancer Research Foundation's 20th Annual Tower of Hope Gala took place at the Beverly Hilton May 12. Pictured (from left) are the Gala's distinguished honorees, Dr. Sepehr Rokhsar, Dr. Ghazal Rokhsar, Nancy Mishkin and Dr. John Carpten. Photo by Tiffany Rose

Community Voices

Dear Beverly Hills Courier,

As a (some would say resolutely) gay man and a former Human Relations Commissioner, I am thrilled that Beverly Hills is considering marking Pride Month. I think the lighting at City Hall and a concert at the Annenberg are wonderful ideas. But at this late date I think that ship has sailed as far as Pride 2022. West Hollywood's Pride celebration and parade is back after a two year absence and will be on the weekend of the 5th while CSW (Christopher Street West, the former producer of West Hollywood's festival) will be doing a separate event at LA Historic Park on the 11th. If Beverly Hills wishes to

mark Pride Month with more robust celebrations, then it would be better served to plan for 2023. In the mean time reminders in gay and lesbian publications such as the Advocate, Out or online publications such as Queerty reminding LGBTQ+ travelers and locals that Beverly Hills is open, welcoming, and unparalleled for dining, shopping, and culture, for Pride Month and every other month.

TOM PEASE
BEVERLY HILLS

Making Friends



On May 12, BVMS Principal, Dr. Skon, in collaboration with the BVMS PTA, hosted an inaugural FriendRaiser to better connect and strengthen local neighborhood relationships. District, School, and city officials were in attendance including Board of Education Vice President, Noah Margo, Board Member, Rachelle Marcus, Superintendent, Dr. Bregy, City Council Members Lester Friedman, and Robert Wunderlich, Traffic and Parking Commissioner, Lisa Schwartz, Sergeant Jesse Perez, School Resource Officer Jeffrey Bedinian, BVMS PTA Co-President Nathan Kruger, BVMS Assistant Principals, Richard Waters, Josh Stern, and Principal, Dr. Kelly Skon, District Director of Athletics and JPA, Tim Ellis, Assistant Superintendent, Business Services, Wade Roach, Director of Public Relations, Rebecca Starkins and more.

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HARVARD WESTLAKE SUMMER



NOTICE OF PUBLIC HEARING

DATE: Thursday, June 9, 2022

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

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



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

PROJECT ADDRESS: 9261 Alden Drive
(nearest cross street: N. Maple Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on **Thursday, June 9, 2022** will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

Conditional Use Permit Modification. The applicant, Young Israel of North Beverly Hills, has submitted a request to modify an existing Conditional Use Permit (CUP) that allows religious institution uses in the existing synagogue facility located at **9261 Alden Drive**. The applicant is requesting to modify the existing conditions of approval to allow a day camp and related activities for children that would be ancillary to the primary use at the site.

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

How to Participate

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

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

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

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

Any written comments received by end of the day on Tuesday, May 31, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, May 31, 2022, but prior the public hearing, will be distributed to the Commission under separate cover.

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

If there are any questions regarding this notice, please contact **Alexandria Smille**, Associate Planner in the Planning Division at **(310) 285-1162**, or by email at asmille@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely:
Alexandria Smille, Associate Planner

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

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NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, June 14, 2022 at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

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

The proposed ordinance would extend Interim Urgency Ordinance No. 21-O-2841 for an additional one-year period, pursuant to Government Code Section 65858. The interim urgency ordinance established a moratorium on fractional ownership of residential and commercial property for a period of 45 days, which was thereafter extended for 10 months and 15 days. The proposed ordinance would extend these regulations for an additional year (extending the expiration date to July 15, 2023), in order to provide additional time for continued study of the potential effects of fractional ownership and preparation of draft regulations for permanent adoption. The staff report for the June 14, 2022 City Council meeting will describe the contents of Urgency Ordinance No. 21-O-2841, and will be available on the City's website at least 10 days before the hearing.

ENVIRONMENTAL REVIEW

The proposed ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The adoption and implementation of the interim urgency ordinance represents minor alterations in land use limitations and do not result in any changes in land use or density, and the ordinance does not authorize construction. In fact, the ordinance imposes greater restrictions on certain properties in order to protect the public health, safety and general welfare because the ordinance will impose a temporary moratorium on certain fractional ownership in the City in order to protect the public health, safety and general welfare, and will thereby serve to avoid potentially significant adverse environmental impacts during the term of the moratorium. It can therefore be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment. Accordingly, the City Council will consider finding the interim urgency ordinance exempt from the environmental review requirements of CEQA pursuant to Sections 15305 as a minor change to land use regulations and 15061(b)(3), of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Members of the public may participate in the meeting by attending in-person or telephonically; and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>. In-Person comments can be submitted with a speaker card to the City Clerk at the meeting.

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

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

In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

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

HUMA AHMED
City Clerk

 Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



NOTICE OF PLANNING COMMISSION STUDY SESSIONS:

- 1) DISCUSSION OF HEIGHT OF WALLS, FENCES, AND HEDGES IN RESIDENTIAL ZONES AND
- 2) DISCUSSION OF MEDICAL USE REGULATIONS

DATE: Thursday, June 9, 2022
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

During its study session on June 9, 2022, the Planning Commission will discuss two study session items as directed by the City Council:

1. **Potential changes to the regulations that govern the allowed height of walls, fences, and hedges along the rear property line and/or alleyway of residentially zoned properties.** Proposed changes that could be considered by the Planning Commission include increasing the height allowed for walls, fences, and hedges located on the rear property line/alleyway and specifying the materials allowed for walls and fences located on the rear property line/alleyway.
2. **Permanent regulations to allow the conversion of existing commercial space to medical space, to replace the urgency ordinance that allowed such conversions (Urgency Ordinance No. 20-O-2826).** The Planning Commission will discuss the specifics of such regulations, as directed by the City Council. The draft ordinance will include the majority of the regulations from the urgency ordinance referenced above, but may also include clarifications related to the surgery uses permitted in a converted medical space, and a sunset date and/or review timeline for the permanent regulations.

At this study session, staff will facilitate a discussion on the proposed changes, and seek direction from the Planning Commission regarding the changes that should be made to the Beverly Hills Municipal Code. Staff plans to bring forth draft ordinances for the above topics incorporating the Commission's input at a later hearing.

How to Participate

We would like to hear from you! Members of the public can participate in, watch, or listen to the commission meetings through the following methods:

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

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

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

Any written comments received by end of the day on Tuesday, May 31, 2022 will be attached to the agenda report regarding this item. Any comments received after Tuesday, May 31, 2022, but prior the public hearing, will be distributed to the Commission under separate cover.

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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. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
Chloe Chen, Associate Planner

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

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Birthdays



TIFFANY DAVIS
May 20



BIANCA HEYWARD
May 20



PAUL OVERACKER
May 20



NAOMI URMAN
May 20



ROBERT BALAGUER
May 22



MARIANNE BERMAN
May 21



MARLENA EVARONE
May 24



ORIN KENNEDY
May 24



Astrology

BY HOLIDAY MATIS

ARIES (March 21-April 19). It is said that what belongs to you will find you. But what of the magnetization of strange things? If they find you, does it mean they belong to you? It's a question that only you can answer today.

TAURUS (April 20-May 20). After you resolve a problem, you'll get the idea that maybe this is an opportunity. The real gift here is your creative approach to the new rules to prevent future mishaps.

GEMINI (May 21-June 21). What happened back there wasn't right. In many ways you've moved on, but there's still a reckoning you long for. Does it ease your mind slightly to know that eventually you will have it?

CANCER (June 22-July 22). Don't let a lack of preparation stop you from jumping in and doing your best with whatever you have. It's plenty -- much more than is necessary to get

this job done.

LEO (July 23-Aug. 22). Some say "superficial" and others say "aesthetically driven." Caring how things look and altering them according to taste is an age-old practice that's been leveraged as influence even before the beginning of civilization.

VIRGO (Aug. 23-Sept. 22). You may not realize how you're training the world to treat you. Your system is so familiar to you that you can't see it. A friend will provide contrast and new insight to help you understand your situation better.

LIBRA (Sept. 23-Oct. 23). The far-out ideas are worth entertaining today, as things have gotten too stuck for the small nudges of innovation to make a difference. A forceful kick to the imagination will shift the paradigm.

SCORPIO (Oct. 24-Nov. 21). The people around you will have lively opinions, many worth hearing, but not all and not all now. Find some space of your own so you can tune into your own wisdom.

SAGITTARIUS (Nov. 22-Dec. 21). Love makes the world seem more exciting, dramatic, colorful

and entertaining. You may not be in love with one particular person but the playful mood that prevails makes you feel in love with life.

CAPRICORN (Dec. 22-Jan. 19). Money, responsibility and children are the things couples argue about the most. With just a little bit of love and luck you will leap over cosmic communication barriers and come to a comprehensive understanding.

AQUARIUS (Jan. 20-Feb. 18). You're not ready to take on the problem yet, except in the realm of thought. These are the crucial stages! Your strategic brainstorms will be nothing short of brilliant. These are inspired days.

PISCES (Feb. 19-March 20). How should you approach the task? If you overthink, you'll be paralyzed with options, and if you underthink you will take action that has little chance of working. Success comes somewhere in the middle.



This week, the featured pup available for adoption is Zeke. He's a 7-pound Maltese and incredibly sweet. To add this boy to your family, please contact Shelter of Hope at 805-379-3538.
www.shelterhopepetshop.org



The Gores Group building, where Spring Place is located Photo by Samuel Braslow

(Spring Place continued from page 1)

Three members of the Commission ultimately agreed on strict limits to the rooftop uses of the club. Under the new provisions, which the Commission will vote on at its May 26 meeting, no more than 30 members can use the rooftop at a time, nor can the club offer food and beverage services on the roof. Additionally, the Commission limited rooftop hours to 9 a.m. to 8 p.m.

(Cease and Desist continued from page 4)

"It has come to our attention that you are using a 'Just in Case BH' logo on your campaign materials that is nearly identical to the City of Beverly Hills' 'Just in Case BH' community preparedness program logo," according to the letter written by City Attorney Laurence Wiener obtained by the Courier.

According to the letter, campaign material sent out by Markowitz's campaign used an "imitation 'Just In Case BH' logo that simulates the seal of the City of Beverly Hills, the seal of the Beverly Hills Fire Department, and the seal of the Beverly Hills Police Department." Wiener said that this created "a false impression that your campaign mailing is endorsed by the City of Beverly Hills or is an official part of the 'Just In Case BH' program."

The California Elections Code lists as a misdemeanor the "use of a reproduction or facsimile of a seal" of a government agency in any campaign literature or mass mailing "that creates a misleading, erroneous, or false impression that the document is authorized by a public official."

The logo that appeared on Markowitz's campaign material shares the same shape and appearance as the official Just In Case BH insignia but makes several changes. The Markowitz logo substitutes the Beverly Hills shield in the upper half of the logo with the silhouette of a palm tree with Beverly Hills written across it. Markowitz's campaign also used generic badges in the bottom half of the image instead of the Beverly Hills Police Department and Fire Department badges. Along the bottom of the logo, Markowitz changed the words "connected," "informed," and "prepared" to their Latin counterparts "connexa," "certior," and "paratus."

Markowitz, the Just In Case BH Preparedness Community Coordinator, said that her campaign would discontinue the use of the logo. She acknowledged in an interview that the image used on her campaign material "looks a little like [the Just In Case BH logo]," but defended its use by pointing to her work in the program.

"The fact is, who put whole program together? Not one person in the city even contributed anything. Zero. It was the fire department and I. Period," Markowitz said. "They don't want me to take credit for this program because it diminishes what they have done."

Markowitz said the logo only appeared on

Located at the vertex of Wilshire and Santa Monica Boulevards in the Gores Group building, Spring Place offers members access to shared workspaces and amenities such as a bar, lounges, a restaurant, and programming and events. The exclusive club has one other location in New York's Tribeca neighborhood.

The hearing focused on the decked-out rooftop space open to the club's 630 members, who are each permitted to bring three guests. The Planning Commission previously granted Spring Place the right to hold "occasional" rooftop events that go no later than 10 p.m. and with 72-hour notice to the city. Furthermore, events could not have live or amplified music and could not be open to members of the public.

The club has elicited complaints from neighbors alleging excessive noise from events and other violations since it opened in 2018. More recently, the city received documentation showing that the club advertised

a single mailer.

Bosse first announced Just In Case BH while running for reelection in 2020.

"It is so important that in case of an emergency, we all know what to do," said Bosse at her campaign kickoff. "If there is an emergency, a fire, an earthquake, something, we have to be not only the healthiest city in the world and the safest city in the world, but we have to be the most prepared city in the world. I can assure you with the 'Just in Case' program we will be a world-renowned city that is ready for anything, and other cities will follow."

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

Markowitz has been heavily involved with the program since its inception as a volunteer. While the city officially recognizes Markowitz as the Preparedness Community Coordinator, she describes herself as the program's co-founder.

"I usually say co-founder, because Lili feels very badly if I don't say co-founder, but it's Greg and I," she said, referring to Fire Chief Greg Barton.

In an additional written statement to the Courier, Markowitz characterized Wiener's letter as "baseless slander against political opponents."

"This is nothing more than petty political bullying from Beverly Hills City Hall," the statement read. "Sadly this type of scurrilous shameful tactics have become business as usual at City Hall. This council and City Attorney's irresponsible behavior has already cost the taxpayers of Beverly Hills over 15 million dollars in settlements of lawsuits and severance payouts." Wiener pushed back, telling the Courier, "Ms. Markowitz simulated a City logo to represent her campaign thereby giving the impression that the City may have created or authorized the materials."

"As with all cases where the City's intellectual property is compromised, a cease-and-desist letter was issued," Wiener said. "Ms. Markowitz is choosing to attack the City rather than address the issue at hand." ●

itself for use as a private event rental space, which would violate the club's agreement with the city. The city also received documents showing Spring Place advertising events to members of the public and hosting social events including engagement parties and a bar mitzvah.

City staff warned Spring Place in January 2022 that the events violated its conditions of operation and to cease similar activity. But according to a report compiled by staff, the club persisted in holding events that appeared to violate city code, including a wedding celebration, a party with a DJ, a beauty event for a dermatologist and a Grammy's party.

After the alleged violations, City Prosecutor Steven Rosenblit sent a letter to the club's representatives in March warning them that their actions were "incurring criminal and civil liability." If the club continued with the alleged wrongdoing, Rosenblit threatened possible "criminal prosecution against you for misdemeanor offenses" or a civil case. Failure to comply could also result in a loss of the club's entitlements and legal consequences to the property owner, billionaire Alec Gores.

Given the legal issues at play, the hearing at times took on the air of a trial, with a legal representative for the club advising new CEO Christian Toraldo not to answer a question by Commissioner Peter Ostroff.

Toraldo, who became CEO in late December 2021, told the Commission that

(Council Liaisons continued from page 5)

Mayor Lili Bosse and Councilmember Robert Wunderlich supported the funding request of \$296,954 for the activation, which is scheduled to run from July 25 through Aug. 21.

At the meeting, liaisons also reviewed a proposal to co-host the CicLAvia open streets event in August with the cities of West Hollywood and Los Angeles, temporarily closing streets to vehicle traffic for a 7.5-mile route. The CicLAvia route would run along N. Santa Monica Boulevard, commencing east of the N. Santa Monica Boulevard/Beverly Drive intersection and continuing east into West Hollywood and Los Angeles. The result will be a 1-mile segment in Beverly Hills, 3 miles in West Hollywood, and approximately 3.5 miles in Los Angeles. However, the liaisons argued that the cost for the production should not be split evenly among the three cities, with Beverly Hills paying from \$300,000 to \$500,000 to participate.

"The cost should not be split evenly where you have Beverly Hills being 1-mile, West Hollywood being 3 miles and LA being 3 1/2 miles," Mayor Bosse said. "So, I think that that particular clause has to be readjusted. There's no common sense to that."

Since Beverly Hills would have the western terminus of the route, the city would also be responsible for helping CicLAvia with programming for a pedestrian only "hub" located along the route with activities and places for people to rest or eat. Staff will continue to work on logistics and return to council liaisons with an update.

The RDC's proposal, in collaboration with the Conference and Visitors Bureau (CVB) and the Beverly Hills Chamber of Commerce, received positive feedback

financial pressures related to COVID-19 led Spring Place to host events that "negatively impacted our neighbors."

He said that he had attended a meeting with Rosenblit and members of the city's code enforcement personnel to address concerns regarding two upcoming events. Furthermore, he reported asking the City Council "to develop a program to ensure that Spring Place remains in compliance with the conditions governing our operations."

Commissioners expressed skepticism at the efforts to signal a change in direction.

"I'm very disappointed in what I've seen over the last two years. I'm extremely disappointed of what has been alleged over the last three or four months since the new team has been in place," said Commissioner Gary Ross.

The years of issues and assurances had clearly taxed the faith of the Commission. Ostroff quoted from a letter to city staff by a lawyer for Spring Place in 2019 saying that prior leadership "did not fully understand how to be in compliance with the conditions of approval" and that "missteps were made as with any new business." But the letter promised that "under new leadership, Spring Place is now well versed in its conditions of approval."

"We have heard this before," Ostroff said. "We thought this was going to be a great place and it turned out to be a disaster for the neighborhood [and] for the city." ●

regarding plans to make Rodeo Drive a pathway for guests exploring a number of immersive photo experiences. Each experience site features different backdrops to have your own personal paparazzi photos taken. Unique to the former Luxe Hotel on the 300 block of Rodeo Drive, this site will have a painted red-carpet installation ushering guests to the photo vignettes inside.

"This is a very big concept coming from the Beverly Wilshire, which is still getting visitors everyday asking for the 'Pretty Woman' hotel, and all sorts of memories and movies that are attached to the street," President of the RDC Kathy Gohari said. "So, we thought what better way to invite our audience to be the stars of the street. We thought that to create an environment where everyone would feel like a movie star, everyone would be like a celebrity or to have a fashion or a classic red-carpet experience. That is truly what we would like to do. We would like everyone, human and pets alike, to be a VIP on Rodeo Drive. The concept is to have the ultimate red carpet, to use all three blocks strategically positioning different photo experiences on the 200, the 300 and the 400 block of Rodeo Drive."

The proposed operating hours are 12 - 7 p.m. daily, with speakers installed in the center median to elevate the red-carpet experience.

"We have seen many people standing in the middle of Beverly Drive while traffic is zooming by to take pictures of these palm trees," Gohari said. "So, here's a safer version of something that they could do to be able to have a vintage black and white backdrop with the glitz and glamour of the red carpet and the logo behind to be able to take a picture." ●

SUDOKU
05/20/22 ISSUE

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SUDOKU ANSWERS
05/13/22 ISSUE

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PUZZLE ANSWERS
05/13/22 ISSUE

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THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE
05/20/22 ISSUE

TWO-BY-TWO

BY MATTHEW STOCK AND CHANDI DEITMER / EDITED BY WILL SHORTZ

Matthew Stock works for a math-education nonprofit in East St. Louis, Ill. Chandí Deitmer, of Cambridge, Mass., is a social worker in the fields of psychiatry and geriatrics. Matthew was making a themeless puzzle a few years ago, and his constructing software suggested 41-Across and 49-Across in adjacent spots. That didn't work out, but he tucked the thought away. A fan of Chandí's last Times crossword, he asked if she'd like to collaborate on this one. — W.S.

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| <p>ACROSS</p> <p>1 Some old PCs</p> <p>5 Experience financial ruin</p> <p>11 Many files in a Downloads folder</p> <p>15 Talk ____</p> <p>19 1990s sitcom starring Tia and Tamera Mowry</p> <p>22 Beethoven's "Ah! perfido," for one</p> <p>23 Southwest people known for their dry farming</p> <p>24 Grand Prix city</p> <p>25 Fulminate</p> <p>26 Portent</p> <p>27 Start a web session</p> <p>28 Tribute</p> <p>30 Many zoomers</p> <p>31 Gush (over)</p> <p>33 Red lightsaber wielder</p> <p>36 Singular praise</p> <p>37 ____ Xtra (soft drink)</p> <p>38 Soul: Sp.</p> <p>39 Make it so there's snow way out?</p> <p>41 1963 hit for the Kingsmen</p> <p>45 It gets the show on the road</p> <p>48 Nothing but a number, it's said</p> <p>49 Call from an old-time paperboy</p> <p>50 Essayist Susan</p> <p>51 Attraction, so to speak, with "the"</p> | <p>53 Org. often impersonated by phone scammers</p> <p>54 Time for a visit from Ong Tao, the "Kitchen God"</p> <p>55 Slip up</p> <p>56 Yellowstone sight</p> <p>58 [Gulp!]</p> <p>59 House of Commons reps</p> <p>61 ____ gratia (in all kindness: Lat.)</p> <p>62 Rush order</p> <p>64 Like some questions</p> <p>66 Romanov V.I.P., once</p> <p>68 Charlotte N.B.A. player</p> <p>70 "... you get the point"</p> <p>74 "Well, lookie here!"</p> <p>75 Quaint exclamation of dismay</p> <p>78 Fee payer, often</p> <p>79 Thin pancakes in Indian cuisine</p> <p>80 Laborer of old</p> <p>84 Dan of "Schitt's Creek"</p> <p>85 To the ____ power</p> <p>86 Time for March madness?</p> <p>88 Ultimate fighting inits.</p> <p>90 Certain summer baby</p> <p>91 "There you ____!"</p> <p>92 Big tower, for short?</p> <p>94 Years and years</p> <p>95 Shock</p> <p>97 Sings, in a way</p> <p>101 When you should leave, for short</p> <p>103 Piece of roller-derby equipment</p> <p>104 Classic-joke start</p> | <p>105 High five at the Olympics?</p> <p>107 Unchanged</p> <p>108 Yea or nay</p> <p>109 Power source</p> <p>111 Barfly's flier</p> <p>112 Added to a thread, say</p> <p>113 El ____ of the Spanish Renaissance</p> <p>115 "Amscray!"</p> <p>117 Egomaniac's thought</p> <p>119 Noted character with object-subject-verb syntax</p> <p>120 Dangerous part of a road on which to pass</p> <p>121 Extroverts</p> <p>127 Tie down</p> <p>128 Best-picture winner of 2012</p> <p>129 Basketball feat suggested by this puzzle's pairs of theme answers, informally</p> <p>130 1040 figs.</p> <p>131 Love of languages?</p> <p>132 In on</p> <p>133 Add (on)</p> | <p>11 Logical conundrum</p> <p>12 Prolong</p> <p>13 Numismatic grade</p> <p>14 Plopped (down)</p> <p>15 Setting for many a diorama</p> <p>16 Shortcut missing from newer smartphones</p> <p>17 Lead</p> <p>18 Affixes</p> <p>20 Subject of interest, in brief</p> <p>21 Chess piece whose name is derived from the Persian for "chariot"</p> <p>29 Cocktails made with ginger beer, informally</p> <p>30 Pieces in the game Bananagrams</p> <p>31 Flights connect them</p> <p>32 All-encompassing Egyptian deity</p> <p>34 Aromatic beverage</p> <p>35 Perch for the self-important</p> <p>37 Gemstone cut named for a fruit</p> <p>38 Baffled</p> <p>40 Very bright</p> <p>42 Eye piece</p> <p>43 Nobelist Joliot-Curie</p> <p>44 Really get to</p> <p>46 Sweetie</p> <p>47 Weep in an unflattering way, in modern lingo</p> <p>52 Lugs</p> <p>57 Hold on to</p> <p>58 Lunchtime estimate</p> <p>59 Computer shortcuts</p> <p>60 Slices and dices, say</p> <p>61 Scottish hillsides</p> <p>63 Annoying</p> |
|--|--|--|---|

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| <p>65 Walk with swagger</p> <p>67 It might get swiped in a college dining hall</p> <p>68 Football trophy name</p> <p>69 Where some replacements take place, in brief</p> <p>71 Third column on a calendar: Abbr.</p> <p>72 Eaglet's hatching spot</p> <p>73 Certain public transport</p> <p>75 Sound from a jalopy</p> <p>76 Played again</p> | <p>77 Words from an ex-lover</p> <p>81 Go by</p> <p>82 Put down again</p> <p>83 Origami steps</p> <p>85 Bread in Indian cuisine</p> <p>87 One taking action</p> <p>89 Certain close relative</p> <p>92 Invite out for</p> <p>93 1990s tennis star Huber</p> <p>94 Off-kilter</p> <p>96 "Later!"</p> <p>98 Green vehicles</p> | <p>99 Fried plantain dish of Puerto Rico</p> <p>100 Country named for its geographic location</p> <p>102 It makes you you</p> <p>103 Lobbyists' area in D.C.</p> <p>106 Radiator cover</p> <p>110 "Die Hard" squad, in brief</p> <p>112 Miss ____, famed dial-a-psyhc</p> <p>113 Businesses that see an uptick after New Year's</p> | <p>114 Aussie hoppers</p> <p>115 Kernel of an idea</p> <p>116 "Ouch, ouch, ouch!"</p> <p>118 High style</p> <p>120 Barnyard bleat</p> <p>122 "Mais ____!" ("But of course!")</p> <p>123 "Cyberchase" channel</p> <p>124 Org. whose members stay in their lanes</p> <p>125 Business name ender</p> <p>126 "Yipe!"</p> |
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ANSWERS FOUND IN NEXT WEEK'S PAPER...



Homeless tents pitched along the Burton Way Median Photo by Samuel Braslow

(Mental Health Services continued from page 1)

To fund and establish the team, a budget enhancement request of \$742,079 will be brought before the City Council at its upcoming Budget Meeting on May 24. Additionally, the Council directed staff to draft a letter on their behalf in support of SB1338 (“Care Court”), a California Senate bill that would create civil mental health courts in each of the state’s 58 counties to provide health care for people with mental illness.

The Council also reviewed the Proposed Capital Improvement budget for fiscal year 2022-23 and the proposed five-year Capital Improvement Projects Plan (CIP) budget. The CIP budget presented by staff for next year saw an increase of \$7.8 million from last year’s adopted budget, due to projects like the Real Time Watch Center, City Hall tower construction, Cabrillo Pump Station, reservoir management, sidewalk improvement projects and more. New projects for next year include building affordable housing and remodeling the Public Works building. Next week, staff will present the proposed operating budget, which will go before the Council for adoption on June 14.

“The unhoused population in Beverly Hills seems to be increasing, which is likely due to a variety of factors, including recent efforts by other local jurisdictions to clear unhoused encampments,” Beverly Hills Assistant City Manager Nancy Hunt-Coffey said. “There have been a number of these sort of clearing of encampments over the last couple of years, including earlier this year, where an encampment in nearby Westwood Park was cleared.”

The proposed budget for the MET will fund two licensed mental health professionals and fund one of two specially trained police officers, working on two teams of two. Both teams will have the capacity to provide field-based care as well as write involuntary holds for anyone presenting a danger to themselves or others. Similar to the Nurse Practitioner Program, the MET team would provide follow-up aid and care to those who may have first engaged with the city via an emergency call.

“This has been a very important discussion and something that has mattered to all my colleagues,” said Mayor Lili Bosse, who requested the item be placed on the agenda. “In terms of mental health, in terms of the unhoused, we as a community have worked

very hard over all the years that I’ve been involved in the city.”

This week, the city launched a Special Alert Registry, a secure safety tool designed to help BHPD officers who encounter community members with disabilities including, but not limited to Autism, Schizophrenia, dementia, deafness, or any other mental and developmental disabilities.

The Registry is intended for residents to disclose information regarding medications, emergency contact information, physical descriptions, known routines, favorite attractions, special needs and more to assist officers in communicating with, finding a residence for, or handling a situation involving an individual with special needs. To register, visit <https://www.beverlyhills.org/departments/policedepartment/online-services/specialalertregistry/>.

“I think this is really good because the more information we can give our police and firefighters when they’re responding to a call, if they’re potentially dealing with someone with mental illness, to get that before they even get there is very, very critical,” BHPD Chief Mark Stainbrook said of the Special Alert Registry.

While the MET program is expected to go into effect around August or September, Mayor Bosse directed staff to return next month with alternative measures to assist homeless in the interim. If a member of the public sees someone in need of these services, they can call the Beverly Hills outreach team at 310-487-0313.

Like last year’s budget process, city staff presented the City Council with the CIP budget and two new CIP items. Following the April 26 City Council priority setting session, the Council directed staff to make affordable housing a priority. As a result, a new CIP was added with an initial funding of \$0.5 million for the upcoming year to address initial planning and predevelopment costs to develop affordable housing. As the plan unfolds, funding of the CIP for future years will be established. The second new project earmarked another \$0.5 million to remodel the second floor of the Public Works Building on Foothill Road and replace old furniture.

“There’s also the current year appropriation that was adopted, of \$63.3 million, as well as approximately \$198 million that has been carried over from prior years,” said Director of Finance Jeff Muir. “So overall,

this plan represents about \$638 million in capital investment in Beverly Hills in the coming years.”

“So, we’re really just setting aside money for future projects,” Councilman Lester Friedman said. “We’re being proactive in

terms of funding them in advance, because we know that we’re going to need this project either sometime three, four or five years down the line, or perhaps next year if it was something imminent.” ●

(Fundraising continued from page 1)

Each of the candidates is also subject to specific rules about contributions and spending passed by The City of Beverly Hills in 2014. Candidates may only accept donations up to \$125 from individuals or organizations. This limit increases to \$450 if the candidate agrees to spend \$80,000 or less. Additionally, for candidates who agree to the spending limit, the city will bear the costs of including their statement of support for their candidacy in the sample ballots mailed out to voters.

All candidates who are fundraising this year have agreed to the \$80,000 spending limit. Candidate Robin Rowe, a technologist and financial planner making his second bid for City Council, has declined to accept donations.

Councilmember Lester Friedman leads the pack in fundraising, taking in a total of \$57,600 in contributions, with an additional \$10,000 loaned to his own campaign.

As of his most recent disclosure forms, Friedman has spent approximately \$34,000 total, with his largest expenditure including \$12,000 to Bullseye Marketing for “city wide mailing.” His filings also reveal that his campaign spent \$4,160 on his campaign kickoff, which included \$1,629 for “swag bags and food.”

Councilmember Dr. Julian Gold and his wife Michele each donated \$450 to Friedman’s campaign.

Planning Commission Chair Andy Licht has raised a total of \$52,000 and spent \$35,000.

Licht also enjoys support from a Political Action Committee (PAC), also known as an independent expenditure committee. Friends of Andy Licht for Beverly Hills City Council 2022 has raised a total of \$14,500 and spent more than \$9,000, according to the latest available data.

Stephen Messman, a commercial property investor and owner of Century Development Co., contributed \$5,000 to Licht’s PAC – the largest single contribution.

The PAC has spent thousands of dollars on slate mailers, which are pieces of mail that express support or opposition for multiple candidates or ballot measures. Unlike voter guides put out by official political parties, candidates – or, as in this case, their supporters – must pay for a spot on a slate.

For example, Friends of Andy Licht paid \$2,378 to Landslide Communications, a slate mail publishing business that targets “middle-of-the-road and conservative voters,” according to its website.

Public Works Commissioner Sharona Nazarian has raised a total of around \$44,000, which includes a \$5,000 loan she made to herself. Of that, her campaign has spent \$25,000, with big ticket items including \$5,250 for “information technology costs,” \$4,200 for consulting, and \$2,600

for “voter files” from Political Data, Inc.

Nazarian is also receiving support from a PAC, Beverly Hills Neighbors Supporting Nazarian For City Council 2022. The PAC has spent nearly \$3,500 in the race, all of which went to Sacramento-based political reporting and treasury services firm Deane and Company.

The PAC lists only two donors, Susan Wiesner, a West Hollywood attorney also listed as the PAC’s treasurer who gave \$500, and Bashar Sawaf, who is listed as fashion designer and gave the PAC \$1,000.

Councilmember Robert Wunderlich, who has not actively solicited donations, nonetheless raised \$12,000 according to current campaign filings. Wunderlich has instead relied predominantly on a \$40,000 loan from himself to his campaign. The filings also list \$5,200 in non-monetary contributions from himself for “Website/Email, Newspaper Ads, Campaign [Meeting].”

Notable expenditures include \$9,550 for campaign consultants and \$21,206 for campaign literature and mailings.

The Beverly Hills Chamber of Commerce Leadership PAC, which endorsed Friedman and Wunderlich, has spent nearly \$2,300 each for mailers in support of both candidates.

Councilmember John Mirisch, who is running for his fourth term, has raised over \$9,300 but started the race with roughly \$16,000 left over from his 2017 campaign. He took out no loans.

Like Licht, Vera Markowitz has spent thousands to appear on slate mailers. Markowitz has taken in a total of \$8,700 in contributions and loaned herself \$46,000 for a combined total of \$54,000. She has spent a total of \$23,300.

Darian Bojeaux has bankrolled most of her own campaign, loaning herself \$20,000 in addition to accepting nearly \$6,000 in contributions.

Businessman Kevin Kugley raised slightly over \$1,000 and loaned himself \$5,600. He has spent \$6,200.

Kugley participated in the first forum of the election hosted by the Beverly Hills Chamber of Commerce but has not appeared in any of the subsequent gatherings. Even if he is no longer actively campaigning, his name will still appear on the ballot. He did not respond to requests for comment.

Kugley’s preelection statement lists some expenditures not found on his opponent’s forms, including \$639 to Southwest Airlines and \$120 to a Hampton Inn in Franklin, Tennessee.

Shiva Bagheri has raised nearly \$2,800 and spent over \$1,000. Her largest expenditures include \$460 for signs, \$300 for website development, and \$300 for bookkeeping.

The city did not have campaign filings from Akshat “AB” Bhatia as of press time. ●

www.beverlyhillscourier.com

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

5/7/2022, 1:57 a.m. at 400 Block of N. CANON DRIVE

ASSAULT - SIMPLE

5/14/2022, 11:38 p.m. at 100 Block of N. GALE DRIVE

5/12/2022, 10:32 a.m. at CLIFTON WAY / N. REXFORD DRIVE

5/10/2022, 6 a.m. at 9000 Block of BURTON WAY

5/7/2022, 4:40 p.m. at 1000 Block of SUMMIT DRIVE

5/1/2022, 2:30 p.m. at SPALDING DRIVE / OLYMPIC BOULEVARD

BURGLARY - COMMERCIAL BUILDING

4/30/2022, 2:59 p.m. at 8800 Block of OLYMPIC BLVD.

BURGLARY - FROM A MOTOR VEHICLE

5/13/2022, 11:14 p.m. at 9000 Block of BURTON WAY

5/10/2022, 12:48 a.m. at 400 Block of N. BEVERLY DRIVE

BURGLARY - RESIDENTIAL (NO ONE HOME)

5/14/2022, 9:17 p.m. at 100 Block of REEVES DRIVE

5/13/2022, 12 p.m. at 500 Block of SIERRA DRIVE

5/9/2022, 6:30 p.m. at 400 Block of S. SWALL DRIVE

5/8/2022, 4:30 p.m. at 500 Block of SIERRA DRIVE

5/5/2022, 11:10 a.m. at 1000 Block of LAUREL WAY

DUI ARREST

5/17/2022, 10:52 p.m. at N. ROBERTSON BOULEVARD / CLIFTON WAY

5/15/2022, 5:14 a.m. at S. OAKHURST DRIVE / GREGORY WAY

5/14/2022, 12:26 a.m. at OLYMPIC BOULEVARD / S. REXFORD DRIVE

5/9/2022, 1:57 a.m. at N. SANTA MONICA BOULEVARD / WILSHIRE BOULEVARD

5/9/2022, 12:51 a.m. at N. SANTA MONICA BOULEVARD / WALDEN DRIVE

5/5/2022, 2:27 a.m. at N. SANTA MONICA BOULEVARD / N. ROXBURY DRIVE

5/2/2022, 2:40 a.m. at WILSHIRE BOULEVARD / N. ROBERTSON BOULEVARD

MOTOR VEHICLE THEFT

5/5/2022, 5:20 p.m. at REEVES DRIVE / CHARLEVILLE BOULEVARD

5/3/2022, 10:21 a.m. at 400 Block of N. CAMDEN DRIVE

ROBBERY

5/3/2022, 5 a.m. at 700 Block of N. CAMDEN DRIVE

THEFT FROM COMMERCIAL BUILDING

5/16/2022, 7:55 p.m. at 100 Block of LASKY DRIVE

5/5/2022, 12:31 p.m. at 300 Block of N. CANON DRIVE

THEFT - GRAND

5/16/2022, 7 a.m. at 1200 Block of SHADOW HILL WAY

5/9/2022, 12:18 p.m. at 300 Block of S. ELM DRIVE

5/5/2022, 8:30 p.m. at 400 Block of N. REXFORD DRIVE

THEFT - GRAND (FROM VEHICLE)

5/16/2022, 2:03 p.m. at N. CLARK DRIVE / CLIFTON WAY

5/4/2022, 4:08 p.m. at 700 Block of WHITTIER DRIVE

5/2/2022, 7:16 p.m. at 600 Block of N. DOHENY DRIVE

THEFT OF AUTO PARTS

5/1/2022, 3:45 a.m. at 400 Block of S. ROXBURY DRIVE

THEFT - PETTY

5/12/2022, 5:46 p.m. at 200 Block of N. RODEO DRIVE

5/6/2022, 8:05 a.m. at 300 Block of N. CANON DRIVE

5/5/2022, 10 p.m. at 300 Block of S. REXFORD DRIVE

5/4/2022, 2 p.m. at 9600 Block of WILSHIRE BLVD.

5/4/2022, 9:54 a.m. at 9100 Block of WILSHIRE BLVD.

5/1/2022, 1:30 p.m. at 300 Block of N. PALM DRIVE

THEFT - PETTY (FROM VEHICLE)

5/16/2022, 3:45 a.m. at 400 Block of DANIELS DRIVE

5/12/2022, 5:30 p.m. at 200 Block of S. CLARK DRIVE

5/4/2022, 12 p.m. at 400 Block of S. BEDFORD DRIVE

5/1/2022, 7 a.m. at 200 Block of N. DOHENY DRIVE

VANDALISM

5/11/2022 8:30 a.m. at 200 Block of TOWER DRIVE

5/10/2022, 11:05 a.m. at 9200 Block of OLYMPIC BLVD.

5/9/2022, 6:50 a.m. at 300 Block of N. RODEO DRIVE

5/7/2022, 10:45 a.m. at 100 Block of N. SWALL DRIVE

5/2/2022, 8 a.m. at 9100 Block of WILSHIRE BLVD.

Public Notices

ORDINANCE NO. 22-O-2860

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO CLARIFY OR ADD LANGUAGE RELATED TO DEVELOPMENT PLAN REVIEW EXEMPTIONS FOR INCREASES IN BUILDING HEIGHT, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP ELEVATOR ENCLOSURES ON COMMERCIAL BUILDINGS, THE ALLOWABLE HEIGHT EXEMPTION FOR ROOFTOP DECKING MATERIALS AND PARAPETS ON MULTI-FAMILY RESIDENTIAL BUILDINGS, THE ALLOWABLE ROOFTOPS USES AND STRUCTURES FOR MULTI-FAMILY RESIDENTIAL AND MIXED USE BUILDINGS, THE DEFINITION OF A PRIVATE TRAINING CENTER, AND REQUIREMENTS FOR A FENCE OR WALL FINISHES

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

Section 1. On February 24, 2022, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1973 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to modify language to provide greater clarity in the application of code provisions, and to align code language with current practices (collectively, the "Amendments"). On April 26, 2022, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

Section 2. This Ordinance and the Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. There is no possibility that the proposed code Amendments that are not related to any specific development proposal may have a significant effect on the environment because the modifications do not enable any physical changes in the environment. Therefore the City Council finds that the Amendments are exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment. Further, as a separate and independent basis, the Amendments reflect minor changes in land use limitations, and thus are found exempt from CEQA pursuant to Section 15305 of the California Code of Regulations.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Goal LU 3 – Managed Change calls for orderly and well-planned change to the community that provides for the needs of existing and future residents and business, effective and equitable provision of public services, and makes efficient use of land and infrastructure. Amending the zoning code to clarify language and align it with current practices will contribute to creating orderly change to the community by providing clear rules to regulate land use. Additionally, periodic modifications to the code will contribute to the provision of effective public services in that accurate and understandable land use rules will be available for the use in the community. General Plan Policy LU 16.11 – Community Engagement encourages engaging all segments of the community in planning decisions. It calls for the maintenance and enhancement of the public involvement process to assure transparency and enable the public to be well-informed. Amending the code periodically to address inconsistencies and to align the code with current City practice ensures that the code is legible and accurate, which enhances the ability of the public to understand regulations that govern development projects.

Section 4. The City Council hereby amends Section 10-3-3100 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills

Municipal Code by amending subsection "H." to read as follows, with all other provisions of 10-3-3100 remaining in place without amendment:

"H. All projects that would increase the height of a structure or building more than twenty-four (24) inches, but not exceeding the maximum height limit otherwise applicable to the zone nor resulting in an additional story, unless the addition or alteration is specified in this chapter as an element not considered when determining building height."

Section 5. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "A.3." of the definition of "Height of Building" for Nonresidential Zones to read as follows, with all other definitions in Section 10-3-100 remaining unchanged:

"3. Structures enclosing elevator equipment and/or elevator lobbies if such structures are not higher than twenty feet (20') above the adjacent roof deck and are not larger than the shaft of the elevator or elevators and their respective lobby areas, provided such lobby areas comply with the provisions of subsection A.2. of the definition of Floor Area, and if such structure is used for no purpose other than providing the minimum space required for the elevators and their equipment and such lobby areas."

Section 6. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending subsection "B.7." and adding a new subsection "B.10." under the definition of "Height of Building" for Multiple-Family Residential Zones to read as follows, with all other definitions in Section 10-3-100 remaining unchanged:

"7. Unoccupied architectural features, such as skylights and clerestories, and rooftop structures such as shade structures and trellises, not more than ten feet (10') in height as measured from the adjacent roof deck if such features do not exceed thirty three percent (33%) of the roof area upon which they are located, and no such feature exceeds or intersects a line projecting from the perimeter of the roof upward at an angle of forty five degrees (45°) from the horizontal.

10. The addition of rooftop decking materials up to a height of twelve inches (12"), as measured from the adjacent roof deck, and an equivalent increase in the height of the parapet wall, on the rooftop of an existing multiple-family residential building."

Section 7. The City Council hereby amends Section 10-3-1880 of Article 18.7 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1880: HEIGHT LIMIT:

A building in the MU Overlay Zone shall not be constructed, altered, or enlarged so that it is taller than the heights set forth as follows and as displayed in the Mixed Use Overlay Zone Height District Map maintained by the Department of Community Development:

A. Height District A: A maximum height of forty five feet (45') and three (3) stories is permitted for properties adjacent to any single-family residential zones and/or multi-family residentially zoned properties located in multi-family height district A, as noted in section 10-3-2804 of this chapter.

B. Height District B: A maximum height of forty five feet (45') and four (4) stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district B, as noted in section 10-3-2804 of this chapter.

C. Height District C: A maximum height of fifty five feet (55') and five (5) stories is permitted for properties adjacent to multi-family residentially zoned properties located in multi-family height district C, as noted in section 10-3-2804 of this chapter, or other properties in existing mixed use overlay zones.

When a mixed use development is located adjacent to more than one residential zone, the residential zone allowing the shortest height shall dictate the maximum height allowed for the mixed use development. The height of a mixed use development shall be measured pursuant to the definition of "Height of Building" for Multiple-Family Residential Zones in section 10-3-100 of this chapter. For the purposes of applying the provisions of Government Code Section 65915, the height limitations and story limitations set forth in this article shall be considered separate requirements."

Section 8. The City Council hereby amends Section 10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by amending the definition of "Private Training Center" to read as follows, with all other definitions in the section remaining unchanged:

"PRIVATE TRAINING CENTER: A facility used for individual or small group exercise or training activities, in which students and instructor(s) engage in exercise or training activities. Private training centers may include, but are not limited to: facilities that host group exercise classes for a limited number of attendees such as yoga, pilates, spinning, or personal training, and shall comply with the regulations of this chapter. "Private training center" does not include any facility that is accessory to a public educational institution or accessory to a private educational institution that is included on the list of private schools prepared pursuant to Education Code section 33190."

Section 9. The City Council hereby amends Section 10-3-2420 of Article 24 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2420 remaining in place without amendment:

"B. Finish: A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety. If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.

D. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front lot line, shall be three feet (3'). Walls and fences over eighteen inches (18") in height shall be set back a minimum of three feet (3') from the front lot line and landscaping shall be provided in the area between the wall or fence and the front lot line, except for paving, including driveways and walkways, that conforms to the requirements of section 10-3-2422 of this chapter. The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6'); provided, however, any portion of such wall, fence, or hedge which

exceeds three feet (3') in height shall be open to public view.

E. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be seven feet (7'), except that the maximum allowable height shall be eight feet (8') for such a wall, fence, or hedge located within five feet (5') of a rear lot line and parallel to such rear lot line.

Furthermore, any portion of such wall, fence or hedge that exceeds three feet (3') in height and is located in a street side yard shall be open to public view or the wall, fence or hedge shall be set back an average of at least one foot (1') and no less than six inches (6") from the street side lot line for the purpose of providing landscaping on the street side of the wall.

F. Rear Yards: The maximum allowable height for a fence, wall or hedge located solely in a rear yard shall be eight feet (8')."

Section 10. The City Council hereby amends Section 10-3-2516 of Article 25 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2516 remaining in place without amendment:

"B. Finish: A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety. If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.

D. Front And Street Side Yards: No wall or fence shall be located within three feet (3') of a front lot line or street side lot line. Walls or fences located more than three feet (3') from a front lot line or street side lot line, but less than or equal to ten feet (10') from a front lot line or street side lot line shall be no more than three feet (3') in height. Walls or fences located more than ten feet (10') from a front lot line or street side lot line, shall be no more than six feet (6') in height. Furthermore, any portion of such walls or fences that exceeds three feet (3') in height shall be open to public view.

1. Hillside R-1 Permit: Notwithstanding the provisions of this subsection C, a reviewing authority may issue a Hillside R-1 permit to permit a wall of no more than six feet (6') in height to encroach into a front yard or street side yard without otherwise complying with the requirements of this subsection C.

2. Minor Accommodation: Notwithstanding the provisions of this subsection

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tion C, a reviewing authority may issue a minor accommodation permit pursuant to article 36 of this chapter to allow a wall or fence of up to six feet (6') in height to be located between three feet (3') and ten feet (10') from a front lot line or street side lot line, provided that the wall or fence is open to public view and provided that the reviewing authority finds that the wall or fence will not have a substantial adverse impact on the scale and massing of the streetscape or the garden quality of the City.

E. Areas Other Than Front And Street Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located outside of all front and street side yards shall be seven feet (7'), as measured per the definition of "height of wall, fence, or hedge" located in section 10-3-100 of this chapter. Further, under no circumstance shall the height of the wall, fence, or hedge, measured on the side farther from a property line exceed twelve feet (12').

1. **Hillside R-1 Permit:** A reviewing authority may issue a Hillside R-1 permit to permit a wall, fence, or hedge to exceed twelve feet (12'), measured on the side farther from a property line; however, under no circumstances shall the wall, fence, or hedge measure more than seven feet (7') on the side closest to the property line.

F. Series Of Walls: If a series of walls, or portions of a wall, are constructed on the same property so that a perpendicular section cut through a wall would intersect more than one wall segment and would intersect a total height of seven feet (7') or more, then a minimum ten foot (10') landscaped area must be provided between the wall segments. Such landscaping shall consist of climbing vines or alternative vegetation that will substantially screen the walls. Furthermore, the cumulative height of a series of walls shall not exceed twelve feet (12') within any fifty foot (50') perpendicular section cut through the wall segments."

SECTION 11. The City Council hereby amends Section 10-3-2616 of Article 26 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2616 remaining in place without amendment:

"B. **Finish:** A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety.

If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.

D. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front lot line shall be three feet (3'). The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be

six feet (6'); provided, however, any portion of such wall, fence, or hedge that exceeds three feet (3') in height shall be open to public view.

E. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge that exceeds three feet (3') in height shall be open to public view. The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be seven feet (7'), except that the maximum allowable height shall be eight feet (8') for such a wall, fence, or hedge located within five feet (5') of a rear lot line and parallel to such rear lot line. Notwithstanding the provisions of this subsection, in no event shall a hedge exceed the maximum height permitted pursuant to subsection F of this section.

F. Rear Yards: The maximum allowable height for a fence, wall or hedge located in a rear yard shall be eight feet (8'). Notwithstanding the provisions of this subsection, in no event shall a hedge exceed the maximum height permitted pursuant to subsection F of this section.

G. Height Limit For Fences And Hedges Meeting Certain Criteria:"

Section 12. The City Council hereby amends Section 10-3-2814 of Article 28 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in Section 10-3-2814 remaining in place without amendment:

"B. **Finish:** A wall or fence located within five feet (5') of a property line and approximately parallel to that property line shall have a finished appearance in a similar manner on both sides. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director of Building and Safety.

If the construction of a wall or fence along shared property lines requires access on a neighboring property in order to provide an equivalent finish on the side of the wall or fence facing the neighboring property, and access is not granted by the neighboring property owner, documentation to this effect shall be provided to the Director of Community Development, or his or her designee. This documentation shall be satisfactory to the Director of Community Development to relieve the requestor of the above requirement regarding the finish of the wall or fence on that side, and may include a written letter stating that access has not been granted, or proof that a request for access has been sent but no response has been provided.

C. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.

D. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front line of the lot, shall be three feet (3'). The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view.

E. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge which exceeds three feet (3') in height shall be open to public view. The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be

seven feet (7') except that the maximum allowable height shall be eight feet (8') for such a wall, fence, or hedge located within five feet (5') of a rear lot line and parallel to such rear lot line.

F. Rear Yards: The maximum allowable height for a wall, fence, or hedge located solely in a rear yard shall be eight feet (8')."

Section 13. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

Section 14. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 15. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: May 10, 2022
Effective: June 10, 2022

LILI BOSSE
Mayor of the City of Beverly Hills

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

RYAN GOHLICH, AICP
Director of Community Development

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

ORDINANCE NO. 22-O-2861

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ORDINANCE NO. 20-O-2818 IN CONNECTION WITH EMERGENCY REGULATIONS RELATED TO RESIDENTIAL TENANT EVICTIONS AND PROTECTIONS

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

WHEREAS, on March 15, 2020, the City Manager, in his role as the Director of Emergency Services, proclaimed the existence of a local emergency pursuant to Section 2-4-107 of the Beverly Hills Municipal Code to ensure the availability of mutual aid and an effective City response to the novel coronavirus ("COVID-19") and that state of emergency was ratified by the City Council on March 16, 2020; and

WHEREAS, as a result of the COVID-19 pandemic, many tenants in Beverly Hills experienced economic impacts, leaving tenants vulnerable to eviction; and

WHEREAS, during the local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it has been essential to avoid unnecessary housing displacement, to protect the City's affordable housing stock, and

to prevent housed individuals from falling into homelessness; and

WHEREAS, in the interest of public peace, health and safety, as affected by the emergency caused by the spread of COVID-19, it has been necessary for the City Council to exercise its authority to issue regulations related to the protection of the public peace, health or safety; and

WHEREAS, pursuant to Ordinance No. 20-O-2805, as superseded from time to time, and the City's current Ordinance No. 20-O-2818 ("Ordinance"), the City Council imposed a temporary moratorium during the period of local emergency on (1) evictions for non-payment of rent by residential tenants substantially impacted by the COVID-19 crisis; (2) no-fault evictions, unless necessary for the health and safety of tenants, neighbors, or the landlord, other than based on illness of the tenant or any other occupant of the residential rental unit; and (3) the annual rent increases authorized by Sections 4-5-303(C) and 4-6-3 of the Beverly Hills Municipal Code with respect to any rent increase scheduled to take effect on or after March 15, 2020; provided that nothing in the Ordinance shall alter the date of annual rent increases in future years; and

WHEREAS, the Ordinance provides that nothing in the Ordinance relieves a tenant of liability for the unpaid rent, which the landlord may seek after the expiration of the local emergency, and which the tenant must pay in full within one year of the expiration of the local emergency; and

WHEREAS, the City Council requested the Rent Stabilization Commission to make recommendations to the City Council regarding possible amendments to the Ordinance related to the residential moratoriums and pursuant to motions made on August 4, 2021 and September 13, 2021, as memorialized its Resolution RSC 9, adopted on October 6, 2021, the Commission recommended that the City Council end the moratoriums on September 30, 2021 and require tenants to pay back rent in full within one year of the end of the moratoriums; and

WHEREAS, the City Council has determined to end the temporary moratoriums prior to the end of the local emergency due to the availability of COVID-19 vaccines and the decline in the COVID-19 positivity rates, death rates and hospitalizations.

Section 1. The City Council of the City of Beverly Hills does adopt the recitals and the following amendments to the Ordinance:

A. Section 1 of Ordinance No. 20-O-2818 is hereby amended to read as follows:

"1. A temporary moratorium on eviction for non-payment of rent by residential tenants substantially impacted by the COVID-19 crisis is imposed as follows:

a. During the period March 15, 2020 through May 31, 2022, no landlord shall endeavor to evict a tenant in either of the following situations: (1) for nonpayment of rent if the tenant demonstrates that the tenant is unable to pay rent due to substantial financial impacts related to COVID-19, or (2) for a no-fault eviction, unless necessary for the health and safety of tenants, neighbors, or the landlord, other than based on illness of the tenant or any other occupant of the residential rental unit. A landlord who receives notice that a tenant cannot pay some or all of the rent temporarily for the reasons set forth above shall not serve a notice pursuant to Code of Civil Procedure Section 1161(2), file or prosecute an unlawful detainer action based on a 3-day pay or quit notice, or otherwise seek to evict for nonpayment of rent. A landlord receives notice of a tenant's inability to pay rent within the meaning of this Ordinance if the tenant, within seven (7) days after the date that rent is due, notifies the landlord in writing, of lost income or extraordinary expenses related to COVID-19 and inability to pay full rent due to substantial financial impacts related to COVID-19, and within thirty (30) days after the date the rent is due, provides written documentation to the landlord to

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support the claim, using the form provided by the City. A copy of both the seven-day notice and the documentation to support the claim shall also be provided by email (or if email is not feasible by mail along with notification by telephone) to the City's Rent Stabilization office. For purposes of this Ordinance, "in writing" includes email or text communications to a landlord or the landlord's representative if that is the method of written communication that has been used previously, or correspondence by regular mail, if that is the method of written communication that has been used previously and the parties have not agreed to use email or text messaging. Any medical or financial information provided to the landlord shall be held in confidence, and shall be used only for evaluating the tenant's claim.

b. Nothing in this Ordinance shall relieve the tenant of liability for the unpaid rent, which the tenant must pay in full by May 31, 2023. After May 31, 2023, unless if the rent is paid in full, a landlord may charge or collect a late fee for rent that is delayed for the reasons stated in this Ordinance; or a landlord may seek rent that is delayed for the reasons stated in this Ordinance through the eviction or other appropriate legal process. No fee for the late payment of such unpaid rent shall be charged by a landlord during the period March 15, 2020 through May 31, 2023. If a landlord makes an accommodation with respect to rent forbearance from a tenant pursuant to subsection 1. a, and the tenant is in conformance with the tenant's obligations under that subsection, then the landlord shall not make a negative report to a credit bureau so long as the tenant remains in compliance with those obligations.

c. For purposes of this Section 1, "financial impacts related to COVID-19" include, but are not limited to, lost household income or extraordinary expenses as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) lay-off, loss of hours, or other substantial income reduction resulting from business closure or other economic or employer impacts of COVID-19 including for tenants who are salaried employees or self-employed; (3) compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency; (4) extraordinary out-of-pocket medical expenses related to COVID-19; or (5) child care needs arising from school closures related to COVID-19.

d. For purposes of this Ordinance, "no-fault eviction" refers to any eviction for which the notice to terminate tenancy is not based on alleged fault by the tenant, including but not limited to, eviction notices served pursuant to Code of Civil Procedure sections 1161(1), 1161(5), or 1161b, use by landlord or relatives as specified in Beverly Hills Municipal Code Chapters 5 and 6, demolition or condominium conversion, major remodeling, and the Ellis Act, which is called withdrawal of residential rental structure from the rental market in the Beverly Hills Municipal Code.

e. During the period March 15, 2020 through May 31, 2022, any notice served by a landlord on a tenant under Section 4-5-513 or Section 4-6-6 L of the Beverly Hills Municipal Code is hereby tolled.

f. This Ordinance applies to non-payment eviction notices, no-fault eviction notices, and unlawful detainer actions based on such notices, served or filed on or after the date on which a local emergency was proclaimed on March 15, 2020.

g. For purposes of this Section 1, "substantial" shall be defined as a material decrease of monthly income, the incurring of extraordinary expenses related to COVID-19, or any other circumstance which causes an unusual and significant financial impact on the tenant.

h. Because some tenants may not be aware of this Ordinance's provisions, the Deputy Director of the Rent Stabilization may extend the seven (7) day deadline for notifying the landlord for

up to thirty (30) days.

2. If a landlord disagrees with the residential tenant's assertion regarding: (1) whether a substantial financial impact exists; (2) whether the substantial financial impact is related to COVID-19; or (3) the amount of rent that the tenant will pay, then the landlord shall notify the tenant of the disagreement in writing within ten (10) days of receipt of the written documentation from the tenant. The residential tenant may file a written appeal to the City, on a form provided by the City, within ten (10) days of receipt of the landlord's written determination and shall provide a copy of the appeal to the landlord. Appeals will be heard by the Standing Committee of the City Council appointed to hear disruptive tenant hearings or other Members of the City Council as designated by the Mayor, to make a final determination of the dispute, until fifteen (15) days after the Rent Stabilization Commission is appointed and sworn into office, in which case the Rent Stabilization Commission shall make a final determination of the dispute. If the Rent Stabilization Commission cannot render a decision by a majority vote, then the Standing Committee or other Members of the City Council, as designated by the Mayor, will make a final determination of the dispute. Final Decisions of the Subcommittee, Council Members designated by the Mayor, or the Rent Stabilization Commission are subject to judicial review filed pursuant to Section 1094.6 of the California Code of Civil Procedure. The hearing procedures shall be established by the City Attorney."

B. Section 4 of Ordinance No. 20-02818 is hereby amended to read as follows:

"Section 4. During the period March 15, 2020 through May 31, 2022 a temporary moratorium is hereby imposed on the annual rent increases authorized by Sections 4-5-303 (C) and 4-6-3 of the Beverly Hills Municipal Code. Nothing in this Ordinance shall alter the date of annual rent increases in future years; provided, however, that notwithstanding the provisions of Sections 4-5-303 (C) and 4-6-3, for an allowable rent increase, that for any reason, was not imposed or was imposed at a rate of less than 3.10% for the period July 1, 2019 through June 30, 2020, the maximum allowable rent increase allowed pursuant to Section 4-5-303 (C) and 4-6-3 from June 1, 2022 through June 30, 2023 is 3.10%. Provided, further, if the rent increase was imposed at a rate of less than 3.10%, then the maximum allowable rent increase from June 1, 2022 through June 30, 2023 shall be reduced by the percent increase that was not imposed."

Section 2. Uncodified. This Ordinance shall not be codified.

Section 3. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such provision shall be considered a separate, distinct and independent provision and such holding shall not affect the validity and enforceability of the other provisions of this Ordinance.

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

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

Section 6. Duration. This Ordinance shall remain in effect until it is superseded by another Ordinance adopted by the City Council.

Adopted: May 10, 2022
Effective: June 10, 2022

LILI BOSSE
Mayor of the City of Beverly Hills, California

ATTEST:
HUMA AHMED (SEAL)
City Clerk

APPROVED AS TO FORM:
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:
GEORGE CHAVEZ
City Manager

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

TSG No.: 8773243 TS
No.: CA2200287210
APN: 5529-017-024
Property Address:
954 HAVENHURST DR
WEST HOLLYWOOD, CA 90046
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06/28/2022 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/19/2006, as Instrument No. 20062820547, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: BOB R. YARBROUGH, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b). (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 5529-017-024 The street address and other common designation, if any, of the real property described above is purported to be: 954 HAVENHURST DR, WEST HOLLYWOOD, CA 90046 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said

sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 111,152.92. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell R. to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which

may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2200287210 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2200287210 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 trust-

ee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772 NPP0401981 To: BEVERLY HILLS COURIER 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
2022081315 The following is/are doing business as: HELLO AARON!
513 N. Rodeo Dr., Beverly Hills, CA 90210; Niloufar Emrani 513 N. Rodeo Dr., Beverly Hills, CA 90210; The business is conducted by: AN INDIVIDUAL, registrant(s) has begun to transact business under the name(s) listed on March 2017: Niloufar Emrani, Owner Statement is filed with the County of Los Angeles: April 13, 2022; Published: April 29, May 06, 13, 20, 2022 LACC N/C BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT
2022081310 The following is/are doing business as: ENDEAVOR SOURCING
1143 S. La Verne Way, Palm Springs, CA 92264; Ronald Gromfin 1143 S. La Verne Way, Palm Springs, CA 92264; The business is conducted by: AN INDIVIDUAL, registrant(s) has NOT begun to transact business under the name(s) listed on: Ronald Gromfin, Owner Statement is filed with the County of Los Angeles: April 13, 2022; Published: April 29, May 06, 13, 20, 2022 LACC N/C BEVERLY HILLS COURIER

FICTITIOUS BUSINESS NAME STATEMENT
2022081312 The following is/are doing business as: RESEARCH LAB MEDIA
5330 Lincoln Ave., Los Angeles, CA 90042; Research Lab LLC 5330 Lincoln Ave., Los Angeles, CA 90042; The business is conducted by: A LIMITED LIABILITY COMPANY (#202200411142), registrant(s) has NOT begun to transact business under the name(s) listed on: Lisa Jackson, Managing Member Statement is filed with the County of Los Angeles: April 13, 2022; Published: April 29, May 06, 13, 20, 2022 LACC N/C BEVERLY HILLS COURIER

Public Notices

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN ANTHONY VAIL

CASE NO. 22STPB03298

To all heirs, beneficiaries, creditors, and contingent creditors of STEVEN ANTHONY VAIL and persons who may be otherwise interested in the will or estate, or both:

A PETITION FOR PROBATE has been filed by Kristine Yvonne Vail in the Superior Court of California, County of LOS ANGELES, requesting that Kristine Yvonne Vail be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why it should not grant authority.

A HEARING on the petition will be held on June 23, 2022, at 8:30 AM in Dept. No. 9 located at Stanley Mosk Courthouse, 111 North Hill Street, Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in subdivision (b) of Section 58 of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you

may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Section 1250 of the California Probate Code. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:
LORA VAIL FRENCH ESQ
SBN 168306
KRAEBER LAW OFFICE
1191 CENTRAL BLVD
SUITE C
BRENTWOOD, CA 9451

BHC - 05/20/2022,
05/27/2022, 06/03/2022

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

CASE NO:
22SMCP00071
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of: **Mila Furman**
To all interested person(s):

Petitioner: **Mila Furman**
current residence address:
268 S. Lasky Drive #304
Beverly Hills, CA 90210
filed a petition with the **Superior Court of California, County of Los Angeles,**
1725 Main Street
Santa Monica, CA 90401
Santa Monica Courthouse

on **April 28, 2022**
for a Decree changing names as follows:

Present Name: **Mila Furman**
Proposed Name: **MILA GUTGARTS**

The court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING:
Date: **June 24, 2022**
Time: **8:30am**

Dept: B Room: **A-203**
The address of the court is: **Superior Court of California, County of Los Angeles,**

1725 Main Street
Santa Monica, CA 90401
Santa Monica Courthouse

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

Mila Furman
Judge of the Superior Court
Lawrence H. Cho,
Sherri R. Carter,
Executive Officer/ Clerk,

By: **Michael Lee,**
Deputy Clerk
Dated: **April 28, 2022**
Published: **May 13, 20, 27 June 3, 2022**

NOTICE INVITING BIDS

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board ("Board"), hereinafter referred to as the "Owner" or "District", will receive prior to, but not later than, **2:00 p.m., May 27, 2022** sealed bids for the award of a Contract for the following:

Bid No. 2122-PUR005 – Painting Services at Beverly Vista and Hawthorne Schools

Project consists of: Classroom, exterior, and trim painting at Beverly Vista Middle and Hawthorne Elementary Schools

All bids shall be made and presented only on the forms furnished by the Owner. Bids shall be received in the office of the Purchasing Department at **255 S. Lasky Dr., Beverly Hills, California 90212** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

A mandatory Pre-Bid Conference and job-walk will be held on **May 20, 2022 at 3:00 p.m. at Hawthorne Elementary School, 624 North Rexford Drive, Beverly Hills, CA 90210. The job-walk will start at Hawthorne, then it will continue at Beverly Vista Middle School.** Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.

To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor Licenses: C-33 – Painting and Decorating or B – General Building Contractor License. The Bidder's license(s) must be active and in good standing at the time of the bid opening and must remain so throughout the term of the Contract. Subcontractors (if any) shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.

The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <<http://www.dir.ca.gov>>. Bidders' subcontractors shall comply with the registration and qualification requirements pursuant to sections 1725.5 and 1771.1 of the California Labor Code.

The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least on a monthly basis (or more frequently if required by the District or the Labor Commissioner) and in a format prescribed by the Labor Commissioner. Monitoring and enforcement of the prevailing wage laws and related requirements will be performed by the Labor Commissioner/ Department of Labor Standards Enforcement (DLSE).

As security for its Bid, each bidder shall provide with its Bid form a bid bond issued by an admitted surety insurer on the form provided by the District or a cashier's check or a certified check, drawn to the order of the Beverly Hills Unified School District, in the amount of ten percent (10%) of the total bid price. The bid security shall be a guarantee that the Bidder shall, within seven (7) calendar days after the date of the Notice of Award, enter into a contract with the District for the performance of the services as stipulated in the bid.

The successful Bidder shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if it is awarded the contract for the Project.

Where applicable (including projects receiving funding under the State School Facilities Program), bidders must meet the requirements set forth in Public Contract Code Section 10115 et seq., Military and Veterans Code Section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs.

No bidder may withdraw their bid for a period of ninety (90) days after the date set for the opening of bids. The District reserves the right to reject any and all bids or to waive irregularities in any bid.

Contract Documents are available on May 17, 2022 for review at the District's website: https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500

The District shall award the Contract, if it awards it at all, to the lowest responsive responsible bidder based on the base bid amount. The District reserves the right to award the contract to one or multiple contractors based on the amount for each site.

Ad dates: May 13 and 20, 2022

NOTICE INVITING BIDS

BEVERLY HILLS UNIFIED SCHOOL DISTRICT

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board ("Board"), hereinafter referred to as the "Owner" or "District", will receive prior to, but not later than, **2:00 p.m., May 27, 2022**, sealed bids for the award of a Contract for the following:

Bid No. 2122-PUR006 – Floor Renovations at Beverly Vista and Hawthorne Schools

Project consists of: Classroom and common area carpet and vinyl floor installations at Beverly Vista Middle and Hawthorne Elementary Schools.

All bids shall be made and presented only on the forms furnished by the Owner. Bids shall be received in the office of the Purchasing Department at **255 S. Lasky Dr., Beverly Hills, California 90212** and shall be opened and publicly read aloud at the above state time and place. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.

CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.

A mandatory Pre-Bid Conference and job-walk will be held on **May 20, 2022 at 3:00 p.m. at Hawthorne Elementary School, 624 N. Rexford Drive, Beverly Hills, CA 90210. The job-walk will start at Hawthorne and continue at Beverly Vista Middle School.** Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.

To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor Licenses: C-15 – Flooring and Floor Covering Contractor License. The Bidder's license(s) must be active and in good standing at the time of the bid opening and must remain so throughout the term of the Contract. Subcontractors (if any) shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.

Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.

In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.

The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <<http://www.dir.ca.gov>>. Bidders' subcontractors shall comply with the registration and qualification requirements pursuant to sections 1725.5 and 1771.1 of the California Labor Code.

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As security for its Bid, each bidder shall provide with its Bid form a bid bond issued by an admitted surety insurer on the form provided by the District or a cashier's check or a certified check, drawn to the order of the Beverly Hills Unified School District, in the amount of ten percent (10%) of the total bid price. The bid security shall be a guarantee that the Bidder shall, within seven (7) calendar days after the date of the Notice of Award, enter into a contract with the District for the performance of the services as stipulated in the bid.

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Where applicable (including projects receiving funding under the State School Facilities Program), bidders must meet the requirements set forth in Public Contract Code Section 10115 et seq., Military and Veterans Code Section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs.

No bidder may withdraw their bid for a period of ninety (90) days after the date set for the opening of bids. The District reserves the right to reject any and all bids or to waive irregularities in any bid.

Contract Documents are available on May 17, 2022 for review at the District's website: https://www.bhusd.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500

The District shall award the Contract, if it awards it at all, to the lowest responsive responsible bidder based on the base bid amount. The District reserves the right to award the contract to one or multiple contractors based on the amount for each site.

Ad dates: May 13 and 20, 2022

Classifieds

PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT 2022081317 The following is/are doing business as: **FUNKE** 9388 S. Santa Monica Blvd., Beverly Hills, CA 90210; 210 N. Canon Dr., Beverly Hills, CA 90210; **9388 Santa Monica Boulevard LLC** 210 N. Canon Dr., Beverly Hills, CA 90210; The business is conducted by: **A LIMITED LIABILITY COMPANY** (#202106111115), registrant(s) has **NOT** begun to transact business under the name(s) listed on: **Kurt Rapaport, Manager** Statement is filed with the County of Los Angeles: April 13, 2022; Published: April 29, May 06, 13, 20, 2022 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2022081320 The following is/are doing business as: **PACIFIC MARINA PARTNERS** 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 **NOT** begun to transact business under the name(s) listed on: **Enrique Mannheim, Owner** Statement is filed with the County of Los Angeles: April 13, 2022; Published: April 29, May 06, 13, 20, 2022 **LACC N/C BEVERLY HILLS COURIER**

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

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