

IN THIS ISSUE

Beverly Hills Chamber Touts Success of NY Trip 4



Women's Guild Cedars-Sinai Holds Annual Gala 4



BHUSD Interviews Candidates for Board Vacancy 5



Courier Calendar 2

News 4

Community 6

Birthdays 12

Fun & Games 14

Classifieds 21

THE WEATHER, BEVERLY HILLS

☁ Friday	74°   54°
☀ Saturday	70°   53°
☁ Sunday	66°   53°
☀ Monday	64°   51°
☁ Tuesday	63°   53°
☀ Wednesday	67°   54°
☀ Thursday	74°   54°

## A Step Forward for Cheval Blanc Beverly Hills

BY CARL ROBINETTE



Artist rendering shows the Cheval Blanc project proposed for Rodeo Dr. and S. Santa Monica Blvd. Image courtesy of Peter Marino Architect.

The Cheval Blanc Beverly Hills luxury hotel project took another step forward during a special session of the Beverly Hills Planning Commission on Oct. 28. The Commission offered consensus support for a draft of an Environmental Impact Report (EIR) prepared by city staff and presented at the meeting after almost a year-long process. The final report is expected in early 2022.

The ultra-luxury project proposed for Rodeo Drive would rise four stories from street-level and up to nine stories at the back of the structure. The proposal includes a hotel with up to 115 guest rooms as well as ground-floor retail and dining. It is expected to open in 2025.

(Cheval Blanc continues on page 3)

## City Council Wrestles with SB9

BY SAMUEL BRASLOW

The Beverly Hills City Council addressed the historic and controversial legislation known as Senate Bill 9 at its Nov. 2 Formal Meeting. The bill, which Governor Gavin Newsom signed into law on Sept. 16, allows multiple houses to be built on single-family lots with some exceptions. The law will take effect on Jan. 1 of next year.

“As far as I’m concerned, the legislature took a very short sighted view of the issue of housing and it is my belief that what they did will not accomplish the ultimate goal that the legislators thought they were satisfying by implementing SB 9,” Councilmember Lester Friedman said. “I don’t think it’s going to really have a significant effect, surely not in Beverly Hills, of accomplishing the goal of creating more housing.”

Senate Bill 9 allows property owners to divide a single-family lot in two, either adding a second home on the property or a duplex. In effect, the law opens up single-family lots to as many as four housing units. Currently, California only allows the addition of accessory dwelling units on properties zoned for single-family homes. The law requires jurisdictions to approve proposals that fall within specified size and design guidelines.

(SB9 continues on page 15)

## Frieze Agrees to Compromise on Name For 2022 Fair

BY SAMUEL BRASLOW



Prospective buyers and art lovers in the Frieze L.A. tent in 2020. Courtesy of Casey Kelbaugh/Frieze

For its 2022 debut in Beverly Hills, the contemporary art fair Frieze has come to a compromise with the city on the issue of its name. In an earlier meeting, the City Council expressed displeasure with the fair’s continued use of the name Frieze Los Angeles despite its location in Beverly Hills. In the

agreement, Frieze L.A. will keep its original name, but will market itself on banners across the county as Frieze Week, with special banners within Beverly Hills promoting the event as Frieze Week in Beverly Hills. Other marketing material will continue to refer to the event as Frieze L.A.

The fair will run from Feb. 17-20 in a tent on the former Robinsons-May lot across from the Beverly Hilton.

“The City of Beverly Hills has a time honored tradition of engaging and recognizing incredible creative and artistic endeavors,” said Frieze curator and spokesperson Christine Messineo at a Nov. 2 City Council meeting.

(Frieze continues on page 11)

## Beverly Hills Readies for L.A. Marathon

BY SAMUEL BRASLOW

After months of multiple pandemic-induced delays, the annual Los Angeles Marathon will return Nov. 7 for its 36th edition, debuting a new route that will bring the finish line to Century City. The 26.2-mile race brings together athletes from all 50 states and more than 67 countries, passing through Beverly Hills for miles 16 and 17 before ending on the Avenue of the Stars.

“We’re excited about the 36th run in the Los Angeles marathon and Beverly Hills has been a great partner for the event,” Dan Cruz, Head of Public Relations for the L.A. Marathon, told the Courier. “The new route is truly going to showcase what everyone knows around the world, that Los Angeles is the entertainment capital of the West Coast.”

(L.A. Marathon continues on page 13)

**NOW - NOV. 7**

**UCLA'S CENTER FOR THE ART OF PERFORMANCE: "THE TUNE IN FESTIVAL"**

UCLA's Center for the Art of Performance (CAP UCLA) presents "The Tune In Festival" at CAP UCLA Online. The four-day event convenes over 30 arts and ensembles that come together in cross-cultural solidarity to pay respect to music and poetry as sources of resilience, protest and inspiration. Kristy Edmunds, Creative Advisor, tapped award-winning performance poet J. Ivy and pianist Lisa Kaplan as associate curators. Their line-up creates hope and joy for a post-pandemic future. Each day consists of different performances by distinct artists. The festival will be free to enjoy with channel registration.

<https://cap.ucla.edu/calendar/details/tunein2021>

**NOW - NOV. 28**

**GEFFEN PLAYHOUSE: "THE ENIGMATIST"**

The West Coast premiere of "The Enigmatist" has been extended by Geffen Playhouse through Nov. 28. The immersive experience of puzzles and cryptology is written and performed by David Kwong, renowned magician and New York Times crossword constructor. There are surprises behind each multi-layered illusion. Theater lobbies and patios are open an hour before curtain, so guests can solve puzzles before the show begins. The show runs for about 90 minutes.

[https://www.geffenplayhouse.org/shows/the-enigmatist/?utm\\_source=wordfly&utm\\_medium=email&utm\\_campaign=EnigmatistTrailer&utm\\_content=version\\_A](https://www.geffenplayhouse.org/shows/the-enigmatist/?utm_source=wordfly&utm_medium=email&utm_campaign=EnigmatistTrailer&utm_content=version_A)

**NOW - NOV. 29**

**NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY: "DISCOVERY FROM THE DEEP"**

**9:30 A.M.-5 P.M. WEEKDAYS EXCEPT TUESDAYS**  
The new exhibition "Discovery from the Deep" takes place at the Natural History Museum of Los Angeles County (NHM). It contains rare female Pacific footballfish discovered in May 2021 at Crystal Cove State Park in Newport Beach. Although this fish is normally found thousands of feet underwater, it is now in NHM's Ichthyology Collection and is one of only about 30 female specimens in museums worldwide. Visitors can view the fish up close, learn about it, touch a replicated model and see its pigment before it fades. The specimen is displayed so it is protected from extra light in order to mirror its natural habitat. A traditional Japanese gyotaku print of the specimen by artists Dwight and Hazel Hwang will accompany the exhibition. Tickets are free, and visitors can register online.  
<https://nhmlac.org/press/natural-history-museum-los-angeles-county-presents-discovery-deep>

**NOW - DEC. 12**

**LACMA: "INK DREAMS: SELECTIONS FROM THE FOUNDATION INK COLLECTION"**

In the Resnick Pavilion, Los Angeles County Museum of Art presents "Ink Dreams: Selections from the Foundation INK Collection." As the first presentation of work from the Foundation INK Collection, a 400-piece collection of contemporary art, "Ink Dreams" examines the influence of ink on the global contemporary art world. The exhibit features works by artists from Asia, Europe and North America. It includes works of photography, sculptures, videos and paintings and offers a new view of ink art for the contemporary era, incorporating qualities from the ink painting tradition and new adaptations of traditional subject matter.  
<https://www.lacma.org/art/exhibition/ink-dreams?>

**NOV. 6**

**KIDS IN THE SPOTLIGHT FILM AWARDS**

**3 P.M. DOORS OPEN**

**4 P.M. SHOW STARTS**

The 11th annual film screening and awards show, Kids In The Spotlight Film Awards will take place on Nov. 6 at 4 p.m. at the Orpheum Theatre. The event will be hosted by Ty Burrell. Kids In The Spotlight (KITS) is celebrating 11 years of the transformation of foster youth's lives, one short film at a time. KITS has made over 80 films with over 750 youth from foster care, who are given agency to tell their stories by writing, casting, and starring in their own films. The KITS Awards celebrates the accomplishments and films of the year.

<https://www.kitsinc.org/>

**NOV. 10**

**CALIFORNIA AFRICAN AMERICAN MUSEUM: "THE GAZE: BARRY JENKINS AND JOI MCMILLION IN CONVERSATION"**

**7-8:30 P.M.**

California African American Museum highlights "The Gaze: Barry Jenkins and Joi McMillion in Conversation." Inspired by the work of artist Kerry James Marshall and set to composer Nicholas Britell's haunting score, Barry Jenkins, Director of "The Underground Railroad," presents moving-image portraits of actors. The actors will be dressed in costumes inspired by the period amidst the Amazon series' mid-19th century settings. Followed by a talk back with Jenkins and award-winning film editor Joi McMillion, the first in-person screening in California is of "The Gaze."

<https://caamuseum.org/>

**NOV. 10**

**THE SORAYA: "AN EVENING WITH DAVID SEDARIS"**

**8 P.M.**

Bestselling author David Sedaris returns to The Soraya for "An Evening with David Sedaris," where he will read from "The Best of Me," his latest book and collection of 42 previously published essays and

stories. As one of the most observant writers of the human condition, Sedaris is one of the most recognizable humorists in America today. He will sign books before and after the show. Tickets range from \$41 to \$109 and are on sale on the website.

<https://thesoraya.org/>

**NOV. 11 - 14**

**IAMA THEATRE COMPANY: NEW WORKS FESTIVAL**

IAMA Theatre Company presents its New Works Festival, featuring staged readings of six new plays. The series kicks off at 8 p.m. on Nov. 11 with "Lifeline" by Robert Axelrod, who was the winner of the 2020 IAMA Theatre Company/ScreenCraft Stage Play Writing Competition. "Edward's Elysium, Parts 1, 2, 3" by Larry Powell will be read on Nov. 12 at 8 p.m. Nov. 13 at 3 p.m. will spotlight "Gusher" by Jan Rosenberg and "Radical" by Isaac Gomez at 8 p.m. "The Play My Family Can't Know Exists" by IMA ensemble member Melissa Jane Osborne and "Invisible" by Douglas Lyon will be read on Nov. 14 at 3 p.m. and 8 p.m., respectively.

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

**NOV. 12 - JAN. 16, 2022**

**LOS ANGELES COUNTY ARBORETUM AND BOTANICAL GARDENS: LIGHTSCAPE**

Lightscape at the Los Angeles County Arboretum and Botanical Gardens will be a magical and illuminated journey of wonder and light. The after-dark trail is enchanting and spans one mile, featuring sights and artistic installations, which come alive with color, sound, and imagination at night. The immersive experience, with thousands of twinkling lights from the Winter Cathedral to the Star Tunnel, is one-of-a-kind.

<https://www.arboretum.org/lightscape/>

**NOV. 6 - JAN. 23, 2022 (DARK DEC. 20 - JAN. 7)**

**THE FOUNTAIN THEATRE: LA PREMIER OF "THE CHILDREN"**

The Fountain Theatre presents the L.A. premier of Lucy Kirkwood's Tony-nominated play "The Children." This extraordinary, funny and entertaining play is thrilling and about responsibility, asking us to question what sacrifices for the next generation we are willing to make to leave our planet a better place. Tickets range from \$25 to \$45, but Pay-What-You-Want seating is available on Monday nights, upon availability, in addition to regular seating.

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



Chen Haiyan, "Horse and Rose," 2005, Los Angeles County Museum of Art, promised gift of the Foundation INK, © Chen Haiyan, Photo courtesy of the artist

**(Cheval Blanc continued from page 1)**

"I think it's a beautiful project that will add a beautiful feature to our city," said Planning Commissioner Peter Ostroff at the hearing.

As part of the city's review process for projects like this one, an EIR must be submitted to publicly identify impacts the development project might have on the local environment. Other than noise vibrations expected during construction, the city expects no significant environmental impacts from the project as it is proposed.

"I thought the EIR was extremely thorough," Ostroff said. "None of these [reports] are perfect, but this one is pretty darn good."

The draft EIR covered the project's possible impacts on traffic, wildlife, air quality, sound pollution, cultural resources and more. The EIR also suggested protections for any indigenous artifacts or remains that could potentially be found at the site during construction.

"Every Environmental Impact Report requires a substantial amount of work. This work is both on the EIR document itself as well as the supporting background reports and studies referenced in the EIR," Beverly Hills City Planner Masa Alkire told the Courier in an email. "This work is necessary to make sure the document is consistent with the requirements of CEQA legislation and CEQA related case law."

CEQA (pronounced sea-kwa), is the acronym for the California Environmental Quality Act first passed in 1970. Impact

reports like the one in question are required under CEQA.

A 45-day public comment and review period for the draft EIR ended Nov. 1. City staff are now in the process of preparing the final draft. The final EIR will be presented at a future Planning Commission meeting with possible minor changes and considerations for public input on the project. The Planning Commission will then vote on whether to recommend the report for approval by the City Council.

"Fortunately, the closest residential area is separated from the hotel by Beverly Gardens Park, along with Santa Monica Boulevard and Little Santa Monica Boulevard," said Nooshim and Yar Meshkaty in a statement read at the Planning Commission meeting. "This fact, combined with the results of the noise study makes it easier to support the Cheval Blanc project."

Nooshim Meshkaty serves as Chair of the city's Traffic and Parking Commission.

The hotel's parent company, LVMH Moët Hennessy Louis Vuitton, has five similar Cheval Blanc luxury projects with locations in Paris, the French Riviera, the Maldives and Saint Barth. When completed, Beverly Hills would be the first of the Cheval Blanc collection in the Americas.

The proposed project would occupy almost 1.3 acres along S. Santa Monica Boulevard between Rodeo Drive and Beverly Drive. Four buildings currently sit on the space, including the former sites of Brooks Brothers and the Paley Center, as well as

the Celine building. The project proposal includes rooftop pools, a private club and penthouse space, and a street-level pedestrian plaza at the corner of Rodeo and S. Santa Monica Boulevards.

The project proposal also includes a major change to a service alley at the site, raising some concerns among neighboring businesses. Specifically, the project contemplates a 90-degree turn in a section of the one-way alley that currently runs straight, north to south. The change would mean vehicles would enter the alley from Beverly Drive rather than S. Santa Monica Blvd. as they currently do.

Representatives from Hermes and Chanel voiced concerns during the Planning Commission meeting that the changes to the alley could create a hazard and impede their business. Neither organization voiced opposition to the Cheval Blanc project beyond this detail and LVMH offered no rebuttal during the meeting.

"I think we are going to have dueling reports as to whether and to what extent traffic can pass through the newly configured

alley," said Commissioner Gary Ross at the meeting. "It's early in the process and we can all study that."

Planning Commission Chair Andy Licht tabled discussion of the alley until a future meeting—the October hearing was held only to discuss whether the EIR draft passed muster with state and local EIR requirements.

"I'm sure we'll get much more into these operational issues in our next meeting," Licht said.

The Commission also requested the three companies work together to "iron out" these details before the next review meeting when the Commission expects to discuss the merits of the project proposal itself. That hearing is expected to take place in the beginning of 2022, according to city staff.

"I think it's a marvelous project," said Planning Commissioner Myra Demeter at the hearing. "I think it will add a lot to our city, but these little things have to be worked out. Then we can proceed at full speed." ●

[www.beverlyhillscourier.com](http://www.beverlyhillscourier.com)



# Here for every shade of life.

Aja Frierson founded Habit Cosmetics with a belief in *Clean beauty for colorful people™*. Now, she's collaborating on a line of nail colors with artists like Lauren Halsey. We believe in helping clients like Aja achieve their personal and professional goals. See what happens when people go beyond banking to deliver beyond expectations.

 **EAST WEST BANK**

Contact our Private Banking team today.  
888.893.7119

9378 Wilshire Boulevard, Beverly Hills, CA 90212

 Equal Housing Lender Member FDIC

## Women's Guild Cedars-Sinai Holds Annual Gala

BY BIANCA HEYWARD



Host of the 2021 Women's Guild Cedars-Sinai's Party On the Piazza, Bob Saget Photo by Bianca Heyward

On Nov. 3, the Women's Guild Cedars-Sinai held its annual gala, Party On the Piazza, at the Maybourne Beverly Hills to support the Cedars-Sinai Woman's Guild neurology project. The gala honored philanthropist Barbara Herman and Hollywood icon Danny DeVito. The evening was hosted by actor and comedian Bob Saget, with entertainment from singer Pia Toscano. The Women's Guild

Cedars-Sinai presented the 2021 Humanitarian Award to Barbara Herman. Herman serves as the Treasurer of Women's Guild Cedars-Sinai, as well as Secretary on The Broad Stage Board of Directors. She has made significant contributions to Women's Guild protracts, including the Women's Guild Simulation Center for Advanced Clinical Skills and the Women's Guild Neurology Project. ●

## Beverly Hills Chamber Touts Success of NY Trip

BY BIANCA HEYWARD



Sebastian Silverstri, Todd Johnson, Lili Bosse, Andrea Spatz, Robert Wunderlich, Geroge Chavez and Michael Shvo at DANIEL restaurant in New York.

Each fall, the Beverly Hills Chamber of Commerce travels to New York City to attract unique new businesses and foster relationships with existing businesses. The October 2021 was made by Chamber President and CEO Todd Johnson, accompanied by Mayor Bob Wunderlich, Vice Mayor Lili Bosse, Councilmember Lester Friedman, Chamber Board Chairman Giorgio Cyphaeus Sease, Chamber Vice President of Economic Development and Government Affairs Blair Schlecter, City Manager George Chavez, and City Marketing and Economic Sustainability Manager, Laura Biery.

The group met with world class restaurants and retail stores including Showfields (experiential retail), Cote (Korean steakhouse), MARKZ Hospitality Inc., Dante (Italian cafe), Unapologetic Food Group (Indian restaurant) Boucherie (French bistro), American Bar (continental cuisine), Motorino (Italian pizzeria), Breads Bakery, Aux Merveilleux de Fed (French bakery) Alta Marea Group (Italian cuisine), Black Seed Bagels, Le Bilboquet (French restaurant), St. Tropez (French cafe) and Casa Nela Hospitality Group (Italian cuisine).

I think it's really about building and developing relationships," Todd Johnson told the Courier. "But we have developed and worked with some of these folks for several years now. For instance, I had first met with Danny Meyer's 11 years ago about Shake Shack. And at the time, he had no interest in going outside of the state of New York."

The delegation met with the Dinex Group to welcome the Michelin starred French restaurant, DANIEL, helmed by Chef Daniel Boulud. The popular Upper East Side restaurant will open at 9200 Wilshire Blvd., where the Mandarin Oriental residences will be.

"We met with two other restaurants that are really close to signing deals," Johnson

told the Courier. "I can't say their names, but they're both Michelin starred and they're actually both looking at sites on Camden Drive, so that street would all of a sudden come alive."

"We need to bring casual dining restaurants in our city," Johnson told the Courier. "Not everyone is going to be able to go to Avra, or Spago, or Nusr-Et and all these places. I think a really good bagel place like Breads Bakery or Black Seed Bagels would just really do well."

Business retention meetings were held with Moët Hennessy Louis Vuitton (LVMH), Ralph Lauren, Hudson's Bay Company, the RicheMont Group, Kering, Saint Laurent, David Yurman and SHVO (Beverly Hills developer).

According to Johnson, Hudson's Bay Company (HBC), the holding company for luxury department store, Saks Fifth Avenue, has big plans for Wilshire Boulevard, taking over the stretch from Camden to Roxbury. "They want to end up putting all their men's and women's into the old Barney's," Johnson said. HBC is looking at potentially adding mixed-use living units, a hotel, and a walkway in the back with greenspace. "They're moving forward on that."

"The Bouchon space has been filled by Craig's in West Hollywood, but I think they're going to call it Tommy's," Johnson told the Courier. "Tommy was the maitre d' with a huge following, so he's counting that people will come over there and see him, so that's exciting."

With businesses on Rodeo Drive reporting a significant increase in revenue from 2019, Johnson noted that "people are generally pretty optimistic about how the business climate in city is going." ●

# BHUSD Interviews Candidates for Board Vacancy

BY BIANCA HEYWARD



Michal Amir-Salkan is interviewed by the BHUSD Board

At its Nov. 2 Special Meeting, the Beverly Hills Unified School District (BHUSD) Board of Education interviewed seven applicants who are in the running to fill the board vacancy left by the resignation of Tristen Walker-Shuman. The candidates interviewed were Michal Amir-Salkan, Judy Friedman, Gabriel Halimi, Brigitte Lifson, Judy Manouchehri, Robert Myers, and Aaron Reitman.

All seven candidates were interviewed in person, one at a time, in 30-minute windows

at the Jon Cherney Lecture Hall at Beverly Hills High School. Each applicant was posed the following questions:

Many individuals are unclear about the purpose and scope of the Board of Education. What is one such misguided notion?

Tell us about your strengths and attributes and why we should appoint you to the school board?

What has our district done well over the

past 3 years and what has our district done poorly? Be specific. If you are appointed to the board, which one of these will you try to address first?

Please describe in detail any challenge you have faced in a leadership role. How did you resolve the problem? Be as specific as possible.

Briefly explain an issue you believe affects students today and how would you try and solve it?

What do you think is the most effective way to solve a problem or a dispute among Board members?

Do you think is the most effective way to solve a problem or a dispute among Board members?

What do you hope to accomplish during your time on the Board?

How does the District funding differ from ADA (average daily attendance) and how does that impact how we provide student

services?

One big issue we may be faced with in the near future is mandatory vaccination for all students. We know there are strong community opinions on both sides of the debate. How would you address the challenge, especially in lieu of LACDPH mandate?

District rankings have dropped in recent years. What issues do you believe the district needs to address in its academic program and offerings. What programs and policies would you advocate for to increase students' achievement?

Our enrollment has slowly declined over the last decade or more. Explain why this is a problem and what measures you would propose to increase enrollment?

Do you plan on running for a seat in the November 2022 school board election?

The Board will deliberate and make a selection at its Nov. 9 meeting. ●

[www.beverlyhillscourier.com](http://www.beverlyhillscourier.com)



## BritWeek CAR RALLY

**November 14, 2021**  
10 a.m. - 11 a.m.  
Car Show: 11 a.m. - 1 p.m.

LEGEND

- ➔ BritWeek Car Rally Route
- SB Sponsor Booths
- CLOSED Road Closed
- CS City Hall
- CS Car Show

The Petersen Automotive Museum and the City of Beverly Hills will host the annual luxury car rally that begins at The Petersen Museum and winds through the most iconic streets in Beverly Hills beginning at 10 a.m. and ending at 11 a.m. After the rally, select cars will be on display in front of Beverly Hills City Hall on Crescent Drive from 11 a.m. - 1 p.m.

















## Community Rallies Around Children With Rare Disease

BY SAMUEL BRASLOW



Daryoosh and Gladi with their children, Yonatan and Revital. Photo by Samuel Braslow.

The first sign of trouble came when Yonatan Golian, an otherwise healthy 12-year-old boy, fell to his living room floor in an epileptic fit. Two years later, after Yonatan had begun treatment for epilepsy, the unthinkable happened; his younger sister, Revital had her first seizure. Faced with the improbability that two siblings

both had epilepsy, doctors administered genetic tests and identified the culprit: Lafora disease, a rare and terminal genetic illness.

Daryoosh Golian Moghaddam and his wife Gladi Gidanian had never heard of Lafora disease until their children's diagnosis. The genetic disease occurs at a rate of one in a

million, mostly in the Mediterranean and the Middle East. Lafora presents as a combination of Alzheimer's, Parkinson's, and epilepsy beginning in early adolescence. Affected individuals typically live for 10 years after showing symptoms.

Gladi and Daryoosh, who are Jewish, brought their family to the United States from Iran 10 years ago in pursuit of "the American Dream." Gladi remembers her childhood in Iran fondly, but like Daryoosh, she worried about her children growing up as second-class citizens in Muslim-majority Iran. "We had to wear uniforms and scarves, we had to go to school on Shabbat, and as a Jew, you can't get certain degrees," she said.

While the family could have afforded to buy a house in Glendale or possibly Encino, the four of them landed in a two-bedroom apartment in Beverly Hills for one reason: "Good schools," Daryoosh said.

Before the daily regimen of pills, before the seizures, before Lafora, "everything was good," Gladi said. "The kids were blooming," Gladi recalled. "In just a span of six months, they were talking [English] like their mother language."

Now, Yonatan can barely walk on his own and speaks only a handful of words each day.

Revital went without a seizure for nearly two years and seemed relatively unaffected until recently. But within just the last 30 days, she went from speaking full sentences with ease to stumbling over her words, growing frustrated when she cannot find words that she knew the day before.

The process is unbearable, and yet, as Gladi told the Courier, she and Daryoosh have had no choice but to bear it. Lacking both money and time, the Golians have pinned their hopes to an expensive experimental treatment that may give the children a chance at survival. And with a massive outpouring of support from the community, they may be able to afford it in time.

Multiple possible treatments for Lafora are in various stages of development, says Dr. Matthew Gentry, a professor at the University of Kentucky. Gentry, who is in contact with the Golians, is at the forefront of an international search for a treatment as Director of the Lafora Epilepsy Cure Initiative. Gentry could not comment specifically on the Golians, citing confidentiality, but he spoke broadly about the recent advancements made in the field. (Community Rallies continues on page 13)



BEVERLY HILLS FARMERS' MARKET  
**CLOSED**  
**NOVEMBER 7, 2021**  
DUE TO THE LA MARATHON



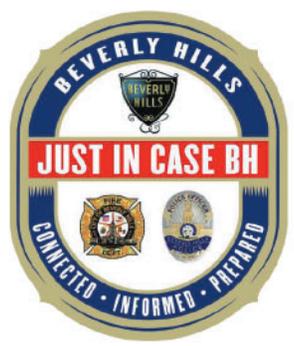
LOS ANGELES MARATHON

Beverly Hills Farmers' Market  
Sundays - 9 a.m. to 1 p.m.  
**FOR MORE INFORMATION,**  
**WWW.BEVERLYHILLS.ORG/FARMERS' MARKET**  
**OR CALL (310) 285-6830.**

CONNECT WITH US ON SOCIAL MEDIA



@BeverlyHillsFarmersMarket



STAY  
**CONNECTED**  
**INFORMED**  
**PREPARED**  
FOR AN EMERGENCY



**UPCOMING EVENTS FOR ZONE 5**

November 6, 9:30 am	Community Walk: Meet at South Section: N. Santa Monica & Parkway [1202 Park Way]
November 10, 3:00 pm	Virtual Meeting (Zoom): <a href="https://beverlyhills-org.zoom.us/my/bevfd">https://beverlyhills-org.zoom.us/my/bevfd</a>

Meeting ID: 894 343 8198  
Passcode: 90210  
+1 669 900 9128 US  
+1 877 853 5247 US Toll-free

**JUSTINCASEBH.ORG**

## Mayor Attends Celebration



Mayor Robert Wunderlich spoke at a local Cyrus the Great Day celebration in West L.A. honoring the first Persian emperor. "I know that Cyrus is a truly great individual, revered throughout time and throughout the world," he said. "It is an honor to be here today to be with the entire community to celebrate the spirit of Cyrus, his respect for human rights, and it's an opportunity for us to all come together to celebrate what Cyrus stood for."

## Halloween in Beverly Hills



Thousands of trick-or-treaters took to the streets on Halloween, making up for time lost in the pandemic. The Witch's House, long a Halloween destination, received even more visitors than usual and became the site for the annual shaving cream fight for local teens. The iconic destination gave out over 6,500 pieces of candy, says owner Michael Libow.

**BEVERLY HILLS**

# Merry & Bright

Join us for the annual Rodeo Drive Holiday Lighting Celebration on Thursday, November 18<sup>th</sup> from 5 p.m. - 8 p.m. There will be three stages of live entertainment, festive décor featuring Holiday Helpers and a fireworks show at the end of the evening.

Don't forget to experience the City's other holiday lights that will be up through January 1, 2022 such as a spectacular Glowing Reeds Audio and Light Show at the Lily Pond, a larger-than-life Elf Tree and Light Tunnel at Beverly Cañon Gardens, sparkling street lights and more!

**For more information and to view our holiday map, visit [BEVERLYHILLS.ORG/HOLIDAYSBH](http://BEVERLYHILLS.ORG/HOLIDAYSBH)**

Masks required per LA County Department of Public Health Guidelines  
#HolidaysBH #OnlyOnRodeo #LoveBevHills

# BOLD

# Community Voices

Dear Courier,  
I live on Elm Drive. On Halloween night I was walking my dog in my electric wheelchair. I saw four boys who had full candy bags. I asked them how did you get so much candy? These sweet young men told me the streets. I explained to them that my younger relatives were here from out of town and so disappointed because they got little candy. As soon as I said that all four boys said, 'here give them some of ours.' They all dropped a lot of candy in my basket to give them. I was so shocked at the politeness, the respect

and the kindness. I couldn't believe it. In this day and age these fine young men shined. I called my family and they talked to them and also told them what streets to get the good stuff. I honestly feel these fine young men need recognition. I have the picture to share. Gabriel, Max, Royi and Sina. They go to school Beverly Vista on Elm. We need more respectful kind children like this. I hope you'll acknowledge their kindness. Thank you.

FRANCES HARPER



Halloween heroes in Beverly Hills

## COMMUNITY

# BHHS Presents "The Great Gatsby"



The Norman Performance Company of Beverly Hills High School presents "The Great Gatsby" at The Matrix Theater, 7657 Melrose Ave. in Los Angeles. Performances on Nov. 6, 12, 13 and 14. Purchase tickets at Student Store at [bhhs.bhusd.org](http://bhhs.bhusd.org) or at the door.

QUESTIONS? COMMENTS? CONCERNS?  
THE COURIER WANTS TO HEAR FROM YOU!  
EMAIL: [EDITORIAL@BHCOURIER.COM](mailto:EDITORIAL@BHCOURIER.COM)



## LA Marathon 2021

### November 7, 2021

**Beverly Hills Street Closures 5 a.m. - 1 p.m.**  
**City Hotline Open 11/7 from 5 a.m. - 1 p.m.**  
**310-550-4680**

- 💧 **WATER STATIONS:**  
**Water Station 16**  
 Burton Way west of Foothill Rd.  
**Water Station 17**  
 SM south/west of Charleville Blvd.
- P **PARKING STRUCTURES**  
[beverlyhills.org/parking](http://beverlyhills.org/parking)
- + **FIRST AID STATION**  
 in Rexford Mini Park at  
 Rexford Dr. & Burton Way
- **SHUTTLE FOR RUNNERS**  
 one-way start time 4 a.m.
- **VIEWING AREA**  
 of Rodeo Dr. & Wilshire Blvd.
- ▬ **MARATHON ROUTE**  
[beverlyhills.org/marathon](http://beverlyhills.org/marathon)

For access to 405 Freeway-  
 Take Sunset Blvd. West to  
 405 FWY

For access to 10  
 Freeway- take Wilshire  
 Blvd. East to Robertson;  
 turn south/right to  
 10 Freeway

For access to 405  
 Freeway- go right on  
 Olympic Blvd. to FWY

# Embrace Civility Award Presented to Thomas Sanford



Tom Sanford received the "Embrace Civility" award.

In support of October's Civility Month in Beverly Hills, the Beverly Hills City Council and the Human Relations Commission presented Beverly Hills resident and neighbor relations advocate with the 10th Annual Embrace Civility Award on Oct. 26.

"This year, the Commission has made an excellent choice in selecting a wonderful, very deserving honoree who has inspired the Beverly Hills Community with his kindness

and passion for our City as a resident," said Mayor Bob Wunderlich.

The Human Relations Commission promotes civility and positive human relations in all aspects of community life, and declares October as Civility Month in Beverly Hills. The Embrace Civility Award was established by the Human Relations Commission to honor the unsung heroes of Beverly Hills who are the people who give and never expect any

kind of recognition in return.

Human Relations Commission Chair, Ori Blumenfeld said, "Tom embodies exactly what this award is about. He is a wonderful role model of positive behavior, takes a stand supporting respect and responsible actions and promotes positive neighbor-to-neighbor relations."

Tom Sanford is a United States Navy Veteran, former police officer, sergeant and currently works as private Estate/Security Director.

Beverly Hills police officer Alex Duncan nominated Tom Sanford, and said, "This award is well deserved. As you know, Beverly Hills is a tight-knit community and Tom goes out of his way to develop good neighbor

interactions and lasting relationships. He is a great neighbor to the police department and has been an advocate in promoting strong police and community relations."

The Embrace Civility Award began in 2010 when the City of Beverly Hills Human Relations Commission established the importance of embracing civility and integrated principles of civility, respect, and responsible action into daily business at City Hall and municipal election proceedings. In 2017, the Commission established that October is Civility Month in the city.

For more information on the Commission's Civility programs, visit [www.beverlyhills.org/hrc](http://www.beverlyhills.org/hrc) or contact Rachel Evans, Interim Human Services Administrator, at 310-285-1006. ●

TO ADVERTISE YOUR BUSINESS IN THE BEVERLY HILLS

COURIER, PLEASE CONTACT 310-278-1322

[BEVERLYHILLSCOURIER.COM](http://BEVERLYHILLSCOURIER.COM)



## wellness wednesdays

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

### Pilates

Hosted by Natural Pilates

\*please bring your own mat, towel and water bottle

11-10-21

Roxbury Park

471 S Roxbury Dr.

Beverly Hills, CA 90212

(Meet in front of the Community Center)

[beverlyhills.org/wellnesswednesdays](http://beverlyhills.org/wellnesswednesdays) | Questions can be directed to 310-285-1014 | #BHHealthyCity



## Beverly Hills Rent Stabilization 2021 Workshops and Trainings

These workshops are intended for landlords, property managers, renters, or anyone who assists in property management. They explain landlord and tenant rights and responsibilities under the Rent Stabilization Ordinance. They are also useful for anyone contemplating buying or selling rental property in the City of Beverly Hills.

### NOVEMBER 10, 2021 | RSO BASICS AND UPDATES

6:00 – 7:30 PM

Location: Zoom Meeting

<https://us06web.zoom.us/j/83592202246?pwd=SjFKNUeRUDNvQk6NmXmeWRJSnhxZz09>

Meeting ID: 835 9220 2246

Passcode: 612206

### DECEMBER 8, 2021 | 2022 REGISTRATION

6:00 – 7:30 PM

Location: Zoom Meeting

<https://us06web.zoom.us/j/83368238147?pwd=Qk9MMWU3cWFFbjZ2TmRVQVF3QkFldz09>

Meeting ID: 833 6823 8147

Passcode: 536356

Meeting will also be televised on BHTV Channel 10, and can be streamed online at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

For more information about the program: [www.beverlyhills.org/bhrent](http://www.beverlyhills.org/bhrent)  
Email: [bhrent@beverlyhills.org](mailto:bhrent@beverlyhills.org) • Tel. 310-285-1031



In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Clerk's Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk's Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.



## PLANNING COMMISSION STUDY SESSION ON THE SAFETY ELEMENT UPDATE

**DATE:** Thursday, November 18, 2021

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

**LOCATION:** Meeting will be held via teleconference; details provided below

City staff has begun to work on an update to the Safety Element of the General Plan. State law requires that every jurisdiction's General Plan includes a Safety Element to address the mitigation of short- and long-term risks resulting from disasters such as wildfire, flooding, and earthquakes. The City's current Safety Element was last updated in 2010, and must now be updated to include additional information to address climate change adaptation and resiliency in compliance with recently adopted state laws. At this study session, staff will present an overview of the Safety Element Update process, including the proposed changes to the Safety Element. Staff seeks input from the Planning Commission and the public on this topic.

### How to Participate

Pursuant to Government Code Section 54953(e)(3), members of the Beverly Hills Planning Commission and staff may participate in this meeting via teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate by listening to the meeting at (888) 468-1195 (participant code 105093) and/or offer comment through email at [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org). Public comment can be offered during the meeting by calling (310) 285-1020 or by video via at <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

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

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

Sincerely:

Chloe Chen, Associate Planner



Members of the public may listen to this meeting telephonically at (888) 468-1195 (participant code 105093). Written public comment can be offered electronically prior to and during the meeting by emailing [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org). Oral public comment can be offered during the meeting by calling (310) 285-1020. Live meeting coverage will be available via BHTV Channel 10 on Spectrum Cable and webcast live at [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive). If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA), please contact (310) 285-1126 prior to the meeting for assistance.

## Public Notice

**BID PACKAGE NO. 22-350-13**

**CITY OF BEVERLY HILLS  
PUBLIC WORKS -  
PROJECT ADMINISTRATION  
345 FOOTHILL ROAD  
BEVERLY HILLS, CALIFORNIA 90210**

**LEGAL NOTICE - BIDS WANTED**

**NEW FIRE STATION ALERT SYSTEM**

The City of Beverly Hills ("City") hereby requests sealed bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

**SECTION 1: NOTICE INVITING BIDS**  
**SECTION 2: INSTRUCTIONS TO BIDDERS**  
**SECTION 3: GENERAL SPECIFICATIONS**  
**SECTION 4: CONTRACT**  
**SECTION 5: BONDS**  
**SECTION 6: INSURANCE**  
**SECTION 7: SCOPE OF WORK**

**SECTION 1: NOTICE INVITING BIDS**

**1. Notice Inviting Bids**

**a. Date of Request: November 4, 2021**

**b. Bid Number: 22-350-13**

**Item Description:** The Project includes, without limitation, the installation of a new Phoenix G2 station alert system at Fire Stations #1, 2 and 3. The Owner will be furnishing the Phoenix G2 alert system equipment, and the Contractor is responsible for installing the equipment including all conduit, wiring, and labor and materials needed to provide a turnkey, fully operational station alert system. Contractor must be a certified installer of the Phoenix G2 station alert system.

This Work will be performed in strict conformance with the Contract Documents, permits from regulatory agencies with jurisdiction, and applicable regulations. Execution of the Work shall be completed within 120 calendar days from the day of the Notice To Proceed.

**c. Obtaining Bid Documents:** The Bid Package, including the plans and specifications may be viewed and downloaded from the Planet Bids website:

<https://www.planetbids.com/portal/portal.cfm?CompanyID=39493>

**d. Bid Due Date and Bid Submittals:**

**Bids due by Tuesday – November 30, 2021 at 5:00 p.m.**

Bids must be submitted electronically on the Planet Bids website.

**e. Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class C10 – Electrical Contractor, or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

**f. Liquidated Damages:** There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

**g. Prevailing Wages:** In accordance with Labor

Code Section 1770 et seq., this Project is a "public work," and thus, the Contractor and any Subcontractors must pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site.

**h. Pre-bid Conference Date and Location:** A mandatory pre-bid conference will be held on Wednesday, **November 10, 2021 at 1:00 p.m.** at the Fire Station Headquarters located at 445 N. Rexford Drive, Beverly Hills CA 90210. Bidders should meet in front of the fire station. All bidders must wear a face mask to the pre-bid conference. Please pre-register for the pre-bid conference by emailing the project manager, **Karen Domerchie**, at [kdomerchie@beverlyhills.org](mailto:kdomerchie@beverlyhills.org) by Tuesday, November 9, 2021.

**i. Bid Security:** Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are NOT acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

**j. Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

**k. Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

**l. Time of Completion:** The contractual completion time shall be 120 calendar days from the date of Notice To Proceed.

**m. Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

**n. Contact Person:** A bidder or potential bidder who has questions regarding this project should submit questions on the Planet Bids website. Written responses to all questions will be issued via addendum.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.



A woman examines art at Frieze Los Angeles in 2020. Courtesy of Casey Kelbaugh/Frieze

**(Frieze continued from page 1)**

The Frieze art fair, an event launched by the founders of *frieze* magazine, began in London in 2003. The fair moved across the pond to New York City's Randall's Island in 2012. Frieze made it to Tinseltown in 2019 for a four day run on the Paramount Studios backlot. After delaying the second L.A. fair once, organizers scrapped plans for 2021 altogether on account of COVID-19 concerns.

In addition to the main art tent located on the future site of One Beverly Hills, Frieze will utilize spaces across the city. Frieze Sculpture will make its west coast debut with a temporary sculpture park in Beverly Gardens Park and along the Rodeo Drive median. The so-called Frieze Sculpture Beverly Hills, which would include 10 to 15 pieces, would open in February along

with the fair and would be free and accessible to the public during Frieze Week. The sculptures would remain in the park for approximately three months.

The city will launch the Arts and Culture Commission's Docent Program alongside Frieze Sculpture Beverly Hills, highlighting the city's own permanent collection of sculptures. This includes works by Ai Wei Wei, Yayoi Kasuma, Mr. Brainwash, and others.

Frieze would also use Greystone Mansion for two dance performances, which Frieze would fund itself. Messineo said that they would increase the capacity of the mansion from 100 to 200 attendees, promising that 50% of tickets would be available to the general public. Messineo told the Council that Beverly Hills residents would receive priority ticketing to the event. The other

half of attendees would consist of guests invited specifically by Frieze.

The fair's new location comes as no surprise. Talent agency William Morris Endeavor, the majority owner of Frieze since 2016, is headquartered in Beverly Hills on Wilshire Boulevard.

Frieze organizers have asked the city to waive more than \$73,000 in fees for the use of public facilities, including Beverly Gardens Park and Greystone Mansion. Frieze has also requested the use of the Beverly Hills trolley to shepherd visitors from parking garages to the fair's various locations.

The City Council previously expressed displeasure with waiving the fees for a for-profit event that uses "Los Angeles" in its branding.

"I think if the ask is of Beverly Hills, then obviously, we should get more recognition for that," said Councilmember Lester Friedman at the Oct. 26 Study Session. "The fact that the event is going on in Beverly Hills primarily and the waiver of costs is being asked of Beverly Hills, I think that's something that needs to be considered."

Representatives for Frieze seemed to balk at the prospect at the time. "I think that this is part of the larger conversation that we weren't totally prepared for, to be honest, that there would be an ask around a name change," Messineo said at the meeting.

But after reaching a compromise on the branding with the city, the council members were more superlative in their support. "I think that the value that is brought by the art that's going to be displayed in our community far outweighs whatever waiver of

costs that the organization is asking for," Friedman said.

Many details of the fair have yet to be worked out. The Council expressed concerns about relying on the trolley as the only source of transportation.

"It doesn't hold a lot of people, it is a little clunky. I think it's a great visual, and I think it is an attraction," Councilmember Julian Gold said. "But as a practical matter, if you're looking to move a lot of people, I don't think it's going to suit you that well."

Todd Johnson, CEO and President of the Beverly Hills Chamber of Commerce, wrote in to the Nov. 2 hearing to express support for the fair. "This event and associated city programming art and performance events presents a great opportunity to showcase the city and drive business and revenue to our community," he wrote.

While Frieze has not yet announced ticket prices for the event, Councilmember John Mirisch had previously inquired into the possibility of offering Beverly Hills residents a discounted rate. Messineo told the Council that Frieze could not agree to the proposal at this time. She said tickets will likely go on sale at the end of November or the beginning of December.

Vice Mayor Lili Bosse asked whether Frieze would be interested in returning to Beverly Hills "next year and the years to come."

"We would be very interested in continuing a partnership with Beverly Hills," Messineo said. ●

## ~ Carol Mae Fries ~ November 2, 1930 - October 25, 2021



**Carol Mae Fries, of Ojai, California, passed away peacefully at home on October 25, 2021 at the age of 90 with her family by her side. The matriarch of a large and growing family, Carol lived an extraordinary life and will be missed by all she encountered.**

Carol was born to two school teachers in Cincinnati, Ohio in 1930, during The Great Depression. When she was a young girl, she excelled in the arts and would design dresses, make clothes for her dolls, and design their intricate doll house environments. She graduated from Western Hills High School (1948) in Cincinnati, Ohio. While in high school one of her dress creations was displayed in the school showcase. Her artistic passions continued throughout her life as she created incredible homes for her family, supported creative programs in her children's schools and became an accomplished philanthropist, artist, and community leader.

Carol attended Otterbein University, in Westerville, Ohio where she studied education. She was a school teacher when she met and married Charles W. Fries in 1951. She paid for her wedding dress, cake and flowers from money she earned and saved from working. Carol and Chuck moved to California in 1952 and built a family and highly successful business in the entertainment industry. Carol was instrumental in her late, ex-husband's long career which included producing over 5,000 series episodes, 140 television movies and miniseries, and 40 theatrical films.

Carol established a solid family foundation and community in Beverly Hills for nearly 40 years. She enjoyed entertaining, was supportive of the local schools, and believed that a good education was important. She participated in all of her children's education by providing funding and personal involvement in class projects and activities such as sports, music, and art. She created and organized fairs, festivals, graduations and extra-curricular programs. She utilized and shared her artistic and intellectual skills, imprinting them on everyone she encountered in her work, family, and community endeavors.

Carol always made time to help others and contribute to charities over the years. She was the president of Neighbors of Watts (NOW) in Los Angeles, California, raising money for schools, families, and community enrichment programs. She was constantly involved in fundraisers and spearheading many events that supported the local communities where she lived.

Carol's home was a place that people of all ages felt welcomed and embraced. She always made space at the table and there was plenty of food to share. Her natural ability to make others feel included was indeed a special gift. Her warmth and her uncanny ability to listen deeply made her home a beacon for others.

Carol migrated to Ojai, California from Beverly Hills, Laguna Beach, Hollywood Hills, and Carpinteria to live in a peaceful and spiritual location. She was a loving, kind, loyal, and generous mother, grandmother, great grandmother, and friend and will be deeply missed.

She is survived by her seven children; Charles Fries (Jonna), Suzanne Fries-Hostka, Christopher Fries (Heather), Dyanne Fries, Mike Fries (Michelle), Alice Fries, and Jonathan Fries (Lena), 18 grandchildren, and 13 great-grandchildren.

She is preceded in death by her parents Alice and Ralph Thompson, brother Robert Thompson, and son Thomas Fries (Debi).

499 N. Canon Dr.  
Suite 212  
Beverly Hills, CA 90210  
310-278-1322  
Fax: 310-271-5118  
BEVERLYHILLSCOURIER.COM

*Publishers*

Lisa Bloch  
John Bendheim



*Editor-at-Large*

Ana Figueroa



*Staff Writers*

Samuel Braslow  
Bianca Heyward



*Contributing Writers*

Hailey Esses  
Carl Robinette



*Advertising Directors*

Rod Pingul  
Evelyn A. Portugal  
Patricia A. Wilkins  
Dina Figueroa  
George Recinos



*Business Operations Manager*

Beverly Weitzman



*Production Manager*

Ferry Simanjuntak

*Graphic and Digital Design*

Jamison Province



2021 MEMBER  
California Newspaper  
Publishers Association



Photos and Unsolicited Materials Will Absolutely Not Be Returned. Only unposed, candid photos will be considered for publication. All photos and articles submitted become property of the Courier. No payment for articles or photos will be made in the absence of a written agreement, signed by the Publisher.

Adjudicated as a Newspaper of general circulation as defined in Section 6008 of the Government Code for the City of Beverly Hills, for the Beverly Hills Unified School District, for the County of Los Angeles, for the State of California and for other districts which include the City of Beverly Hills within each such district's respective jurisdiction in proceeding number C110951 in Superior Court, California, on February 26, 1976.

All contents copyright © 2021 BH Courier Acquisition, LLC, all rights reserved. No part of this publication may be copied, transmitted or otherwise reproduced without the prior written consent of BH Courier Acquisition, LLC. Member: City News Service.

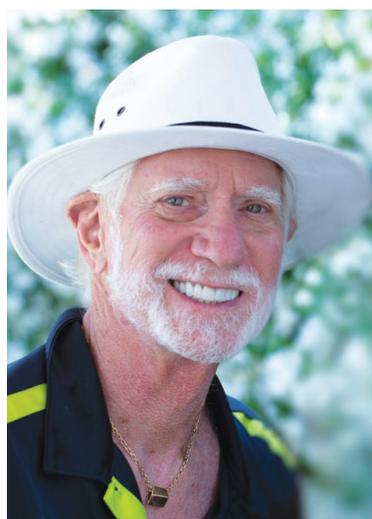
# Birthdays



**RICHARD S ZIMAN**  
November 5



**BOBBE JOY DAWSON**  
November 6



**MITCHELL DAWSON**  
November 8



**ALEXIS MALONEY**  
November 11



**RYAN GOSLING**  
November 12



**CAROL CONNORS**  
November 13



**WHOOPI GOLDBERG**  
November 13



**SHAILENE WOODLEY**  
November 15



## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). Emotionally intertwined, you seem to feel someone's pain, joy, interest, apathy and more. And what about what you go through? Is it mutually felt? Consider the balance of the relationship.

**TAURUS** (April 20-May 20). It's a time for maximum preparedness. Everyone is capable of more than you think, especially you. Stretch yourself, and expect that your competition is also out there stretching.

**GEMINI** (May 21-June 21). You've heard the same words from different places. Parents, teachers, leaders, mentors... from each source, the meaning changed a little, but it points to the same thing. Take action.

**CANCER** (June 22-July 22). Attempts to make others feel comfortable will grease the social wheels. People care what you think of them more than you might guess. Simply making the effort to get in sync with others will do the trick.

**LEO** (July 23-Aug. 22). Finding the right perspective will be tricky. There

is much to take in. The closer you look, the less you see. A wide-angle lens will show you more but removes you from the action. Let intuition guide you to your ideal vantage point.

**VIRGO** (Aug. 23-Sept. 22). Share your feelings with enthusiasm. Your boldness lets others know who you are. They trust you when they understand you better. And your confidence inspires others to be forthright.

**LIBRA** (Sept. 23-Oct. 23). It is difficult to carry items up a ladder. It is much safer to set things down and secure your climb in hopes things will still be there on the way back down.

**SCORPIO** (Oct. 24-Nov. 21). You're not worried about what they think of you because you sense their minds are elsewhere. This will come as a liberation and an invitation to do as you please.

**SAGITTARIUS** (Nov. 22-Dec. 21). You hate to think of yourself as complicated, but there's no getting around it: All humans are. Any time you spend figuring out your particular needs will save you from wasting time on what cannot fulfill you.

**CAPRICORN** (Dec. 22-Jan. 19). Write it down; write all of it down. These are details you won't want to miss. Later, you'll be using these

notes to organize your life into the calendars and checklists that keep you on track.

**AQUARIUS** (Jan. 20-Feb. 18). You're uncomfortable as the center of attention, but try not to deflect praise. A secret part of you needs the admiration and will absorb it to use as fuel for your work to come.

**PISCES** (Feb. 19-March 20). In some instances, keeping the sacredness of your inner life to yourself is healthy for a relationship, and sometimes it's not. Caring enough to cautiously consider what is best

to share is, in itself, a sign of love.

**TODAY'S BIRTHDAY** (Nov. 5). Remember when you wanted to give but were unable? Now is your chance. People seek your guidance and favor; it's wonderful to be in a position to help. Your personal life glows with vitality as you set and systematically accomplish a series of small goals. In 2022, your team will play a long game and win the prize. Gemini and Libra adore you. Your lucky numbers are: 8, 10, 3, 33 and 47.



This 10-week-old female boxer puppy was left with two of her siblings in a box at Shelter of Hope. If you or someone you know would like to add a furry family member (or more!) for the holidays, please contact Shelter of Hope at 805-379-3538.

[www.shelterhopepetshop.org](http://www.shelterhopepetshop.org)



Contestants in the 2020 L.A. Marathon pass the Beverly Hills Civic Center.  
Courtesy of the Los Angeles Marathon.

#### (L.A. Marathon continued from page 1)

“We are thrilled to welcome the LA Marathon back to Beverly Hills,” said Beverly Hills Mayor Bob Wunderlich in a statement. “We hope our iconic streets inspire and bring a spring to the steps of the runners as they enter the final third of the race.”

As a first, the 2021 L.A. Marathon will finish in Century City on Avenue of the Stars, as opposed to its traditional endpoint in Santa Monica. This represents a potential boon to the hospitality industry, according to Howard Sunkin, a representative for The McCourt Foundation, which organizes the race.

“There’s a unique opportunity now for hotels in Beverly Hills to be benefited largely as a result of that decision,” Sunkin told the Rodeo Drive Committee/Special Events City Council Liaison at an October 2020 meeting. “Runners historically like to stay at the finish line.”

The marathon brings significant foot traffic along with it. Cruz told the Courier that organizers anticipated 13,000 contestants this year, a significant drop from its all-time high of 25,000 last year. Cruz attributed the decline to the lingering effects of the pandemic and the schedule change from the spring to fall.

The L.A. Marathon will follow health and safety guidelines dictated by the Los Angeles County Department of Public Health. Attendees are encouraged to socially distance and wear masks along the route.

The funds raised by the race will go toward The McCourt Foundation, an

organization dedicated to supporting patients and families affected by neurological diseases and disabilities.

Much of Los Angeles Country grinds to a halt during the marathon. Beverly Hills will see major road closures and parking restrictions on Sunday from 5 a.m. to 1 p.m., including: Doheny Drive closed from North Santa Monica Boulevard to Burton Way; Burton Way closed from Doheny Drive to South Santa Monica Boulevard; South Santa Monica Boulevard closed from Rexford Drive to Rodeo Drive; Rodeo Drive closed from South Santa Monica Boulevard to Wilshire Boulevard; Wilshire Boulevard closed from Rodeo Drive to South Santa Monica Boulevard; and South Santa Monica Boulevard closed from Wilshire Boulevard to Moreno Drive.

Additionally, there will be a detour in effect on the western border of Beverly Hills, at Wilshire Boulevard and North Santa Monica Boulevard, as well as at Moreno Drive and South Santa Monica Boulevard until 5 p.m. All local businesses will remain accessible.

“The Los Angeles marathon is the greatest event in L.A.—26.2 miles of sights and sounds celebrating the diversity of Los Angeles [and] showcasing landmarks,” said Cruz. “Running through Chinatown, downtown, Little Tokyo, Hollywood, West Hollywood, Beverly Hills, and our new finish line on Avenue of the Stars, this is truly going to be a celebration that we’re very much looking forward to this weekend.” ●

#### (Community Rallies continued from page 6)

“When I got in, I could never envision a therapy. In the last five years, we’ve made outstanding progress,” Gentry told the Courier.

Gentry added, “Now it feels like we’re stalled a little bit in terms of getting into the clinic.”

The pandemic derailed and delayed promising Lafora therapies, Gentry said. For a disease as aggressive as Lafora, Yonatan and Revital may not have time to wait for clinical trials to begin. But under federal law, pathways do exist for patients with life-threatening diseases to gain access to experimental treatments outside of the context of a clinical study. There’s a catch, though: the patient must pay for the cost of making the drug available and administering it.

According to Daryoosh, the price tag for the experimental treatment comes out to around \$1 million. That doesn’t include the second round of treatment that would be necessary to make any gains permanent by either changing or silencing the mutated genes, which he said would add at least another million to the total.

“I will do everything to save them. Even if I have to, I will sell my organs,” he said.

Daryoosh has spent the last several months going from synagogue to synagogue, starting with his own local temple, Nessah, sharing his children’s story and asking for

donations. He set up a table with information about his children at a recent Cyrus the Great Day celebration in West L.A., where hundreds of members of the Iranian diaspora celebrated the first Persian emperor.

He was recently put in touch with the Hope Foundation, a nonprofit that primarily assists Iranian Jewish immigrants in need of assistance. The Hope Foundation, in turn, has spread the word even further.

The results have been overwhelming. The family raised nearly \$500,000 in just about two months. The community has rallied around them in a way that has surprised and heartened Nazy Nazarian, a special advisor with the Hope Foundation.

“I started with WhatsApp and calling and emailing and it just became viral. In the blink of an eye, everybody knew about them,” she told the Courier. “Everyone wants to do something, everybody wants to help.”

“I never thought we would get this much help and love and support,” Gladi said, noting that both her and Daryoosh’s family almost all live in Iran. “God heard us the nights that we cried and said, ‘Oh, God help us. We are so alone.’ He heard us. We are not alone.”

Those interested in helping the family can donate to their GoFundMe (<https://www.gofundme.com/f/saving-the-life-of-two-teenage-siblings>) or can contact the Hope Foundation at 424-234-0588. ●

**Next stop: more subway.**

**PURPLE (D LINE) EXTENSION TRANSIT PROJECT**  
Section 2 – Beverly Hills Update

**Station Construction Continues**  
We’re building more subway stations connecting the Westside and downtown LA.

**TRAFFIC ALERT**  
Wilshire Bl will retain two open traffic lanes in each direction, between Rexford Dr and El Camino Dr, from 7am–8:15pm.

**MEETING HOURS**  
Community Construction Update webinars will be held virtually on the first Wednesday of the month from 12–1pm. Please join us on October 6, November 3 and December 1.

Upcoming webinars are held over Zoom and posted to Facebook:  
Webinar Link: [zoom.us/j/96626476708](https://zoom.us/j/96626476708)  
Webinar ID: 966 2647 6708  
No password is required.

**CONTACT US**

☎ 213.922.6934  
✉ [purplelineext@metro.net](mailto:purplelineext@metro.net)  
🌐 [metro.net/purple](https://metro.net/purple)  
🐦 @purplelineext  
📘 purplelineext



21-5595PS ©2021 LAMTA

STARTING A NEW BUSINESS?  
WE CAN FILE YOUR DBA!  
(NO SERVICE FEE, FILING+PUBLISHING ONLY)

CALL FOR DETAILS: 310.278.1322

**SUDOKU**  
11/05/21 ISSUE

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

**SUDOKU ANSWERS**  
10/29/21 ISSUE

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

**PUZZLE ANSWERS**  
10/29/21 ISSUE

A	L	L	A	H		D	E	B	I	T		C	D	C		S	P	A	T		
M	O	I	R	A		T	E	X	A	C	O		L	A	O		H	U	L	A	
O	F	F	E	N	S	I	V	E	R	E	B	O	U	N	D		I	T	E	M	
S	T	E	W		A	M	I	S	S		I	B	E	T		C	E	A	S	E	
					E	D	G	E	S			R	A	I	S	E	H	E	L	L	
F	L	O	O	R	E	X	E	R	C	I	S	E		O	L	D	I	S	H		
R	I	L	K	E		S	U	I	T		D	U	N	E		D	E	E			
A	P	A		W	E	S		S	T	A	R	T	I	N	G	B	L	O	C	K	
Y	O	Y	O	T	R	I	C	K		Y	O	G	I		S	A	N	T	A		
				H	O	N	D	A		M	A	D	I	S	O	N		R	I	O	T
S	H	A	W		S	E	R	V	I	C	E	L	I	N	E		E	T	R	E	
C	O	D	E		T	R	A	I	L	E	R		T	R	I	A	D				
O	R	A	L	B	O	M	A	N		T	E	E	N		M	O	V	I	E		
U	N	P	L	A	Y	A	B	L	E	L	I	E		P	S	I		I	N	A	
T	I	T		T	A	D	A		O	K	R	A		D	O	O	R	S			
S	N	A	P	O	N		S	E	V	E	N	T	E	N	S	P	L	I	T		
				T	A	N	G	E	R	I	N	E		E	L	A	T	E			
R	O	I	L	S		Y	U	R	I		D	E	L	I	S		N	E	W	T	
A	W	O	L		D	E	S	I	G	N	A	T	E	D	H	I	T	T	E	R	
Z	I	N	E		J	U	T		M	O	U	S	S	E		M	O	N	A	E	
Z	E	S	T		S	P	Y		A	R	B	Y	S		P	E	A	R	S		

**BEVERLY HILLS COURIER**

TO ADVERTISE YOUR BUSINESS IN THE BEVERLY HILLS COURIER,  
PLEASE CONTACT 310-278-1322  
[BEVERLYHILLSCOURIER.COM](http://BEVERLYHILLSCOURIER.COM)

**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
11/05/21 ISSUE

**CHOICE WORDS**  
BY ALEX EATON-SALNERS / EDITED BY WILL SHORTZ

Alex Eaton-Salners is an in-house attorney for Western Digital, a technology company headquartered in San Jose, Calif. He has been a frequent crossword contributor to The Times since 2017. Alex also enjoys making different sorts of word puzzles. He has a book of diagramless crosswords scheduled for publication next spring from Puzzlewright Press. — W.S.

<p><b>ACROSS</b></p> <p>1 Action done while saying, "Good dog"</p> <p>4 Mischief-makers</p> <p>11 It might click for a writer</p> <p>14 Fall mo.</p> <p>17 Kind to Mother Nature</p> <p>18 Harris in the Country Music Hall of Fame</p> <p>19 Living ____</p> <p>20 Member of the superfamily Hominoidea</p> <p>21 Noted Apple release of 1968, to fans</p> <p>23 Haphazard</p> <p>25 Some crumbly blocks</p> <p>26 Inits. for a theatrical hit</p> <p>27 Send away, in a way</p> <p>29 Accomplished the task</p> <p>30 What wiggly lines in comics may represent</p> <p>32 Cause of boom and bust?</p> <p>34 Convene for another session</p> <p>36 Up to it</p> <p>37 What's frequently used by poets?</p> <p>38 "To quote yours truly ..."</p>	<p>41 ____ dish</p> <p>42 Heath</p> <p>43 Desperate</p> <p>45 Traditional British entree</p> <p>48 Tries for a role</p> <p>49 S.F. metro</p> <p>50 "Hey ... over here!"</p> <p>51 Derby lengths</p> <p>53 Equivalent of the Face With Tears of Joy emoji</p> <p>56 Give a buzz</p> <p>61 Inconvenience</p> <p>64 Execute, as a royal of old</p> <p>67 Classic concert chambers</p> <p>68 Noted U.S. rock group?</p> <p>70 Approximately</p> <p>73 See captain?</p> <p>74 Studio fixtures</p> <p>76 "I'm game!"</p> <p>77 State of equilibrium</p> <p>80 Code-cracking grp.</p> <p>81 Match-ending rugby call</p> <p>82 Bygone sovereign</p> <p>85 Dance-a-____</p> <p>87 Build on</p> <p>90 Military dismissal</p> <p>96 "You game?"</p> <p>98 State to be the case</p> <p>99 ____ Kornfeld, music promoter for Woodstock</p> <p>100 Daddy-o</p> <p>102 Great Basin native</p>	<p>103 Stun</p> <p>104 Heavy weights in Britain</p> <p>106 "Murder, ____ Wrote"</p> <p>107 Samuel ____, business partner of Marcus Goldman</p> <p>109 Gradually wear away</p> <p>111 Lipton competitor</p> <p>113 Keypad triplet</p> <p>115 Critical remark</p> <p>116 Regardless of the outcome</p> <p>118 Hectic trip abroad</p> <p>121 Card in a royal flush</p> <p>122 Purposes</p> <p>123 One runs from Me. to Fla.</p> <p>124 Seminoles' sch.</p> <p>125 "You betcha!"</p> <p>126 Northern ____ (curiously named apple variety)</p> <p>127 Have</p> <p>128 Boggy expanse</p>	<p>8 Clerical vestment</p> <p>9 F, in music</p> <p>10 Southern region of Mesopotamia</p> <p>11 Fabric options</p> <p>12 Sense of self</p> <p>13 Fluent speaker of Elvish, say</p> <p>14 Uttered a sound</p> <p>15 €</p> <p>16 Bugs</p> <p>19 Relative of a bug</p> <p>22 Churchill ____ Rooms (London tourist attraction)</p> <p>23 Long ball</p> <p>24 City with a Little Havana</p> <p>28 Nickname for José</p> <p>31 Farthest down?</p> <p>33 Anklebone</p> <p>35 Least messy</p> <p>39 Sorority member</p> <p>40 Yang's counterpart</p> <p>44 "I Wanna Be Sedated" band</p> <p>46 Horrid</p> <p>47 Maximum degree</p> <p>49 The brainy bunch?</p> <p>52 Profligate sort</p> <p>54 Measures of electrical resistance</p> <p>55 One of the fire signs</p> <p>57 Alveolar trill, as it's commonly known</p> <p>58 Concept, in Cannes</p> <p>59 Just in case</p> <p>60 Glasgow gal</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**ANSWERS FOUND IN NEXT WEEK'S PAPER...**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
17			18							19			20					
21			22							23			24					
25				26			27		28			29						
30			31		32		33		34			35		36				
37			38	39				40	41					42				
43		44					45		46					47				
	48					49				50								
			51			52			53	54	55		56		57	58	59	60
61	62	63						64			65	66			67			
68							69			70			71	72				
73						74			75			76						
77				78	79			80			81							
			82		83	84			85	86			87			88	89	
90	91	92	93					94	95				96					97
98						99				100		101					102	
103						104				105		106			107	108		
109					110		111			112		113		114		115		
116						117				118		119			120			
121					122					123							124	
125					126					127								128

<p>61 Mischief-makers</p> <p>62 ____ court</p> <p>63 Stage between larva and imago</p> <p>64 Consecrates</p> <p>65 Act investigated by an insurance company</p> <p>66 ____ ex machina</p> <p>69 QVC alternative</p> <p>71 Journalist Fallaci who wrote "Interview With History"</p>	<p>72 Bindis, e.g.</p> <p>75 Running behind</p> <p>78 Kinda</p> <p>79 Berate blisteringly</p> <p>81 They can be wrinkled or thumbed</p> <p>83 Field that deals with fields</p> <p>84 The newest trend, in slang</p> <p>86 Inits. at Westminster</p> <p>88 Trigger</p> <p>89 Head for the hills?</p>	<p>90 Moved aside (for)</p> <p>91 Cupidity</p> <p>92 Changes from commercial to residential, perhaps</p> <p>93 Words to live by</p> <p>94 Wash out</p> <p>95 Popular tick repellent</p> <p>96 Piercing eye hue</p> <p>97 Trial</p> <p>101 ____ of Alexandria (wonder of the ancient world)</p>	<p>105 Clinch</p> <p>108 Puerto Rico clock setting: Abbr.</p> <p>110 Ballpark figures, in brief</p> <p>112 Semiserious "Got it!"</p> <p>114 Places hangers hang</p> <p>117 Guff</p> <p>119 Distributor of CARES Act funds</p> <p>120 ____ Moines</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



(SB9 continued from page 1)

The law has exceptions, though. In order to prevent the loss of affordable housing, proposed developments cannot come at the expense of rent controlled units or market rate units that a tenant, as opposed to an owner, has occupied within the last three years. Properties designated as historic or those within historic districts are protected. And—crucial for Beverly Hills—the law also exempts properties located in high risk areas for fires or earthquakes.

Also, not every lot is eligible for division. Properties can only be divided in two if the two resulting lots are at least 1,200 square

feet. Additionally, the units built on the divided lots must be at least 800 square feet. Lastly, units constructed under SB 9 cannot be used for short term rentals and owners must sign an affidavit attesting that they will live in one of the units for at least three years.

While the passage of SB 9 came with headlines portending the end of single-family housing across the Golden State, the reality of SB 9 in Beverly Hills is less extreme, said Director of Community Development Ryan Gohlich. Beverly Hills has around 5,900 single-family lots. Just under 1,800 fall within natural hazard or sensitive areas,

the vast majority of which fall within the Very High Fire Hazard Severity Zone north of Sunset. Only about 180 homes exist within earthquake fault zones. That leaves over 4,000 eligible lots.

Gohlich presented the Council with multiple options for how to live with the new law while still exerting some local control over developments.

“The City Council could also consider adopting objective standards that do not physically preclude development of two 800 square foot units on lots in the city,” Gohlich said. “These objective standards could look at things such as the garden quality of the city, and making sure that we have standards in place to try to preserve the the qualities that make Beverly Hills unique.”

The council members supported

considering adopting such standards in an urgency ordinance.

Council members raised concerns with the system of using affidavits to ensure that owners reside in the properties they construct.

“I think they’re not even worth the paper they’re written on, or the time it takes the lawyer to write it,” Councilmember Julian Gold said.

When asked what penalty existed for those who broke with their affidavit, City Attorney Laurence Wiener said, “There really is none.” Gold asked Wiener to consider how the city could add teeth to the provision.

Gohlich told the Council that staff would return before the Council with an urgency ordinance before the end of the year. ●

QUESTIONS? COMMENTS? CONCERNS?

THE COURIER WANTS TO HEAR FROM YOU!

EMAIL: EDITORIAL@BHCOURIER.COM

## Public Notices

T.S. No.: 21-5202  
Notice of Trustee's Sale  
APN: 5555-003-122 You  
Are In Default Under A  
Deed Of Trust Dated  
1/16/1992. 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. A public auction  
sale to the highest bidder  
for cash, cashier's  
check drawn on a state  
or national bank, check  
drawn by a state or federal  
credit union, or a check  
drawn by a state or federal  
savings and loan association,  
or savings association,  
or savings bank specified  
in Section 5102 of the  
Financial Code and  
authorized to do business  
in this state will be held  
by the duly appointed  
trustee as shown below,  
of all right, title,  
and interest conveyed  
to and now held by the  
trustee in the hereinafter  
described property under  
and pursuant to a Deed  
of Trust described below.  
The 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 the Deed of  
Trust, with interest and  
late charges thereon,  
as provided in the note(s),  
advances, under the terms  
of the Deed of Trust, interest  
thereon, fees, charges  
and expenses of the  
Trustee for the total

amount (at the time of the  
initial publication of the  
Notice of Sale) reasonably  
estimated to be set forth  
below. The amount may  
be greater on the day of  
sale. Trustor: Fannie  
Indrokusumo, An  
Unmarried Woman  
Duly Appointed Trustee:  
Prestige Default Services,  
LLC Recorded 1/23/1992  
as Instrument No.  
92-118768 The subject  
Deed of Trust was modified  
by Loan Modification  
recorded as Instrument  
20171172504 and  
recorded on 10/12/2017  
of Official Records in the  
office of the Recorder of  
Los Angeles County,  
California, Date of Sale:  
12/9/2021 at 11:00 AM  
Place of Sale: behind  
fountain located in the  
Civic Center Plaza, 400  
Civic Center Plaza,  
Pomona Amount of  
unpaid balance and other  
charges: \$87,028.25  
Street Address or other  
common designation of  
real property: 1110 N.  
Hacienda PI Apt 205 West  
Hollywood, CA 90069  
A.P.N.: 5555-003-122  
The undersigned Trustee  
disclaims any liability for  
any incorrectness of the  
street address or other  
common designation, if  
any, shown above. If no  
street address or other  
common designation is  
shown, directions to the  
location of the property  
may be obtained by  
sending a written request  
to the beneficiary within  
10 days of the date of  
first publication of this  
Notice of Sale. 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. All checks  
payable to Prestige Default  
Services, LLC. 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  
(877) 440-4460 or visit this  
Internet Web site  
<https://mkconsultantsinc.com/trustees-sales/>,  
using the file number assigned  
to this case 21-5202.  
Information about postponements  
that are very short in duration  
or that occur close in time to  
the scheduled sale may not  
immediately be reflected in  
the telephone information or  
on the Internet Web site. The  
best way to verify postponement  
information is to attend the  
scheduled sale. Notice To  
Tenant: You may have a right  
to purchase this property after  
the trustee auction pursuant  
to Section 2924m of the  
California Civil Code. If you  
are an “eligible tenant buyer,”  
you can purchase the property  
if you match the last and  
highest bid placed at the  
trustee auction. If you are  
an “eligible bidder,” you may  
be able to purchase the property  
if you exceed the last and  
highest bid placed at the  
trustee auction. There are  
three steps to exercising this  
right of purchase. First, 48  
hours after the date of the  
trustee sale, you can call  
(877) 440-4460, or visit this

internet website  
<https://mkconsultantsinc.com/trustees-sales/>,  
using the file number assigned  
to this case 21-5202 to find  
the date on which the trustee's  
sale was held, the amount of  
the last and highest bid, and  
the address of the trustee.  
Second, you must send a  
written notice of intent to  
place a bid so that the trustee  
receives it no more than 15  
days after the trustee's sale.  
Third, you must submit a bid  
so that the trustee receives it  
no more than 45 days after  
the trustee's sale. If you think  
you may qualify as an “eligible  
tenant buyer” or “eligible  
bidder,” you should consider  
contacting an attorney or  
appropriate real estate  
professional immediately for  
advice regarding this potential  
right to purchase. Date:  
10/8/2021 Prestige Default  
Services, LLC 1920 Old Tustin  
Ave. Santa Ana, California  
92705 Questions: 949-427-  
2010 Sale Line: (877) 440-  
4460 Briana Young, Trustee  
Sale Officer BHC 11/5, 11/12,  
11/19

### NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 15757

NOTICE IS HEREBY GIVEN  
that a bulk sale is about to  
be made. The name(s) and  
business address of the Seller  
are: BOULEVARD PHARMACY,  
INC.

A CALIFORNIA CORPORATION BY:  
SOUREN BASMADJIAN, C.E.O.,  
8950 W. OLYMPIC BLVD, #103  
AND 104, BEVERLY HILLS, CA  
90211 Doing Business as:  
OLYMPIC BOULEVARD PHARMACY,  
INC. All other business name(s)  
and address(es) used by the  
Seller(s), are: NONE The location  
of the chief executive office of  
the seller is: BOULEVARD  
PHARMACY, INC. A CALIFORNIA  
CORPORATION BY: ANN PARK,  
C.E.O., 6120 PRESERVE DR,  
PLANO, TX 75024 The assets  
being sold are generally described  
as: INVENTORY, FURNITURE,  
FIXTURES, TRADE FIXTURES,  
EQUIPMENT, CONTRACT RIGHTS,  
STOCK IN TRADE, MATERIAL  
CONTRACTS, COMPUTER  
HARDWARE AND SOFTWARE,  
CUSTOMER AND CLIENT LISTS,  
PRESCRIPTION FILES AND  
RECORDS, TELEPHONENUMBERS

AND FAX NUMBERS, SUPPLIES,  
TRADE NAME, GOODWILL,  
INTELLECTUAL PROPERTY, WEB  
SITES, E-MAIL ADDRESSES,  
DOMAIN NAMES, SOCIAL MEDIA  
ACCOUNTS, COVENANT NOT TO  
COMPETE, LEASEHOLD  
IMPROVEMENTS, SIGNS, ETC.  
and are located at: 8950 W.  
OLYMPIC BLVD, #103 AND 104,  
BEVERLY HILLS, CA 90211 The  
bulk sale is intended to be  
consummated at the office of:  
JEAN ALLEN ESCROW CO, INC.,  
3341 CERRITOS AVENUE, LOS  
ALAMITOS, CA 90720 and the  
anticipated sale date is  
NOVEMBER 29, 2021 The bulk  
sale IS subject to California  
Uniform Commercial Code  
Section 6106.2. The name and  
address of the person with whom  
claims may be filed is:  
JEAN ALLEN ESCROW CO, INC.,  
3341 CERRITOS AVENUE, LOS  
ALAMITOS, CA 90720. And the  
last day for filing claims by  
any creditor shall be  
NOVEMBER 24, 2021 which is  
the business day before the  
anticipated sale date specified  
above. Dated: SEPTEMBER 22,  
2021 BLVD PHARMACY, A  
CALIFORNIA CORPORATION,  
Buyer(s) 544505 BH COURIER  
11/5/21

# Public Notices

## ORDINANCE NO. 21-O-2849

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REVISE THE REQUIREMENTS FOR PUBLIC NOTICING OF CERTAIN PLANNING APPLICATIONS AND FINDING THE AMENDMENTS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

**Section 1.** On August 12, 2021 and September 9, 2021, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1955 recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to expand public notice requirements for planning entitlement applications as well as legislative changes such as general plan amendments, specific plans and amendments thereto, zone text amendments, and zoning map amendments, whether initiated by an applicant or initiated by the City (collectively, the "Amendments"). On October 12, 2021, 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. The City Council finds that adoption of the Amendments will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. The City Council further finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Amendments may have a significant effect on the environment, because no specific development is authorized by the Amendments, which are strictly procedural in nature.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. 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. The Amendments will encourage participation in the discretionary entitlement review process through the provision of additional public notifications earlier in the review process. The General Plan also includes "Implementation Program 8.1 Public Information and Involvement," which requires the City to continue to make information available to residents and businesses regarding key community issues, including land use zoning and development in the city. Consistent with the implementation of this program, the Amendments will require public notices that provide information about the filing of certain types of planning applications, which will create greater transparency and opportunities for community engagement in the discretionary entitlement review process.

**Section 4.** The City Council hereby amends Section 10-3-251 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-3-251 remaining in effect without amendment:

### "10-3-251: TYPES OF NOTIFICATION:

The following types of notification may be required as specified in chapters 2, 3, 4, and 8 of this title:

A. Notice Of Pending Action: Notice informing recipients that the Director of Community Development intends to take certain action on an application in advance of a final action.

B. Notice of Pending Planning Commission Application: Notice informing recipients that a project application requiring Planning Commission review has been filed for a project located in a single-family zone, multi-family residential zone, or located in the commercial-residential transition zone (commercial or RMCP zone that is located within one hundred seventy feet (170') of either a residential zone of the RMCP zone).

C. Adjacent Neighbor Mailed Notice : Notice informing neighbors located adjacent to a project site in a single-family zone that an application has been filed for a project requiring Planning Commission review.

D. Notice Of Public Hearing: Notice informing recipients that a public hearing will be held before a decision making or reviewing authority.

E. Notice Of Action: Notice informing recipients that a decision making or reviewing authority has taken action on an application, which begins an applicable appeal period. (Ord. 14-O-2661, eff. 6-20-2014)

**Section 5.** The City Council hereby amends Section 10-3-252 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-2-252 remaining in effect without amendment:

### "10-3-252: NOTIFICATION METHODS:

A. On Site Posted Notice: Any site area requiring a

posted sign(s) on site shall be posted pursuant to the public notice guidelines and the following:

#### 1. Postings Required:

a. Director Level Posted Notice: A Notice of Pending Action shall be posted for all Director level applications that require a posted notice.

#### b. Commission Level Posted Notice:

(1) A Notice of Pending Planning Commission Application to inform the public that a project application requiring Planning Commission review has been filed.

(2) A Notice of Public Hearing with the hearing date correctly stated shall be posted for all Commission level applications that require a posted notice.

2. Notification Period: The Notice of Pending Planning Commission Application shall be displayed within forty-five (45) days of the receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or within forty-five (45) days of the date of determination by the director that the application shall be referred to the Planning Commission. The Notice of Pending Action and Notice of Public Hearing shall be displayed at least twenty (20) days in advance of a decision or public hearing and remain through the appeal period.

3. Posting Location: The sign(s) shall be placed on the site in a location determined by the Director as specified in the public notice guidelines. For corner lots, a sign must be posted on each street frontage.

4. Affidavit And Proof Of Posting: The applicant shall submit an affidavit within five (5) days of posting the sign(s) verifying that the sign(s) is posted in compliance with this section and the public notice guidelines. The applicant shall also submit photographs showing the posted sign(s) to the Community Development Department as outlined in the public notice guidelines.

B. Mailed Notice: The Director shall provide mailed notice as follows, subject to the public notice guidelines:

#### 1. Mailed Notices Required:

a. Director Level Mailed Notices: Director level decisions require the following mailed notices:

(1) Notice Of Pending Action: Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(2) Notice Of Action: Mailed in accordance with the requirements in this section and the City's public notice guidelines.

b. Commission Level Mailed Notice: Commission level decisions require the following mailed notices:

(1) Notice of Pending Planning Commission Application: This notice is required ONLY for a project located in a single-family residential zone, multi-family residential zone, or located in a commercial-residential transition zone (commercial or RMCP zone that is located within one hundred seventy feet (170') of either a residential zone or the RMCP zone). Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(2) Adjacent Neighbor Mailed Notice: This notice is required ONLY for a project located in a single-family residential zone that requires review by the Planning Commission. Mailed in accordance with the requirements in this section and the City's public notice guidelines.

(3) Notice Of Public Hearing: Mailed in accordance with the requirements in this section and the City's public notice guidelines. In addition, any notice of City Council hearing shall be mailed in accordance with the requirements for commission mailing in this section and published in accordance with the newspaper mailing guidelines of this chapter.

#### 2. Notification Period:

a. Notices of Pending Planning Commission Application and Adjacent Neighbor Mailed Notices subject to this section shall be mailed within forty-five (45) days of the receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or the date of determination by the director that the application shall be referred to the Planning Commission for review.

b. Notices of Pending Action, and Notices of Public Hearing subject to this section shall be mailed at least twenty (20) days prior to such action or hearing by the reviewing authority.

c. Notices of Action subject to this section shall be mailed within five (5) days after issuance of a decision by the reviewing authority. The mailing of a Notice of Action denotes the beginning of the appeal period.

3. Notification Radius: Mailed notice shall be sent to properties in accordance with section 10-3-253 of this article. In the event that a portion of the radius captures properties

both in the Hillside or Trousdale Areas and the Central Area of the City, noticing of the block face shall not be required for those properties located in the Hillside or Trousdale Areas, but noticing of the block face shall be required for properties located in the Central Area. In addition to the notification radius specified in section 10-3-253, properties located in the Hillside Area shall send a mailed notice to all properties located in Hillside Zone 1 if the project site is located within Hillside Zone 1 or Hillside Zone 2, if the project site is located within Hillside Zone 2. The Hillside Zones are defined as:

a. Hillside Zone 1: All properties in the Hillside Area of the City, located west of North Beverly Drive, from its intersection with Sunset Boulevard at the south and the City's jurisdictional border at the north.

b. Hillside Zone 2: All properties in the Hillside Area of the City, located east of North Beverly Drive, from its intersection with Sunset Boulevard at the south and the City's jurisdictional border at the north.

4. Recipients: All mailed notices shall be delivered to the following:

a. All property owners of record and residential occupants of property within the notification area given in subsection 10-3-253 A of this article, measured from the exterior boundaries of the property involved in the application.

b. Any person or group who has filed a written request for notice regarding the specific application.

c. If the project involves a subdivision map, mailed notice shall be given to any owner of mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code, as required by Government Code section 65091(a)(2).

d. If considering an adoption or amendment of policies that affect drive-through facilities, notice shall be given to the blind, aged, and disabled communities as required by Government Code section 65090(d).

5. Notification List: The applicant shall provide the notification lists described in this section within the notification area given in subsection 10-3-253 A of this article and shall sign an affidavit verifying that the lists have been prepared in accordance with the procedures outlined in this section and the City's public noticing guidelines. Applicants for subdivisions shall also provide a list of all owners of mineral rights who have recorded a notice of intent to preserve the mineral right pursuant to section 883.230 of the Civil Code.

a. Property Owner Notification List: The last known name and address of each property owner as contained in the records of the Los Angeles County Assessor shall be used.

b. Occupant/Tenant Notification List: The addresses of each residential occupants/tenants shall be used. The notice may be addressed to "occupant" or "tenant".

#### 6. Method of Mailing:

a. Notices of Pending Action, Notices of Pending Planning Commission Application, and Notices of Public Hearing shall be delivered by the United States Postal Service via first class mail, postage paid.

b. Adjacent Neighbor Mailed Notices shall be sent via courier service with the ability to track delivery of the notice.

#### 7. Contents of Notice:

a. Notices of Pending Action, Notices of Action, and Notices of Public Hearing shall include, at a minimum, the project address, entitlement(s) being requested or granted, and contact information for the project planner.

b. Notices of Pending Planning Commission Application and Adjacent Neighbor Mailed Notices shall include, at a minimum, the project address, general scope of the proposed project at the time of application submittal, entitlement(s) being requested, and contact information for the project planner.

c. The Adjacent Neighbor Mailed Notice shall include, at a minimum, the project address, general scope of the proposed project at the time of application submittal, entitlement(s) being requested, and contact information for the project planner.

C. Newspaper Notice: Where a newspaper notice is required by this section, before the date of a public hearing the Director shall cause to be published a notice in at least one newspaper of general circulation in the City at least twenty (20) days prior to the public hearing.

D. Electronic Notice: Notice may also be provided by electronic means such as e-mailed notice, posted notice on the City's website, or other means determined by the Director."

**Section 6.** The City Council hereby amends Section 10-3-253 of Article 2.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows with all other provisions in 10-3-253 remaining in effect without amendment:

Continue to page 17 >>>

# Public Notices

sions in 10-2-253 remaining in effect without amendment:

## “NOTIFICATION REQUIREMENTS:

The following methods of notice are required for each planning application:

### A. Standard Requirements:

Public Notice Requirements For Development Applications	On-Site Posted Notice	Newspaper Notice	Mailed Notice	Mailed Notice of Application within 45 Days of Filing <sup>1</sup>
<b>Architectural review:</b>				
Director: Director level projects can be processed administratively and include: minor landscape approvals, some commercial signs, and minor exterior changes to multi-family and commercial buildings (paint color changes, replacing like for like elements). These permits are generally processed at the planning counter.	None	None	None	
Commission: Commission level projects must be reviewed by the City's Architectural Commission (AC) and include: sign accommodations, most commercial signs, facade remodels for commercial and multifamily buildings, new construction of commercial and multifamily buildings, and landscaping for commercial and multifamily projects.	Only projects in multi-family residential zones	None	None	
<b>Cultural heritage:</b>				
Director: Director level projects can be processed administratively and include Certificate of Review for District Non-Contributor and Director's determination of ineligibility.	Certificate of appropriateness for designated landmarks and contributing properties: See section 10-3-3219 of this chapter			
Commission: Commission level applications include projects that are reviewed by the City's Cultural Heritage Commission (CHC). The CHC recommends to the City Council on landmark or historic district designation <sup>1</sup> nominations and Mills Act contracts. The CHC acts on Certificates of Appropriateness for Designated Landmarks and Contributing Properties, certificates of ineligibility, and certificates of economic hardship.	Certificate of ineligibility: See section 10-3-3221 of this chapter  Landmark or historic district designation: See section 10-3-3215 of this chapter  Certificate of economic hardship: See section 10-3-3220 of this chapter			
<b>Design review:</b>				
Director: Director level projects can be processed administratively and include single family home remodels and new homes in the Central Area of the City that are determined to be "track 1".	None	None	Owner/applicant	
Commission: Commission level applications include projects that are reviewed by the City's Design Review Commission (DRC) including single family home facade remodels and new homes in the Central Area of the City that are determined to be "track 2".	Yes	None	Central Area: 100 foot radius + block-face	
<b>Planning review:</b>				
Director: Director level includes applications that can be reviewed and approved by staff.	Yes	No	Hillside and Trousdale: 300 foot radius  Central Area: 100 foot radius + block-face	
Commission/Council Level.	On-site posted notice of pending planning commission application required for projects located in multi-family and commercial-residential transition zones  On-site posted notice of public hearing required for all commission level projects	Required for: Amendments (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code)  Conditional use permit  Maps (tentative, and parcel)  Specific Plan  Variance	Notice of Public Hearing:  Central Area: 500 foot radius + block-face  Hillside Area: 1,000 foot radius, plus notice to either all properties in Hillside Zone 1 or Hillside Zone 2  Trousdale Estates Area: 1,000 foot radius  Adjacent Neighbor Mailed Notice: Required only for projects in single-family residential zones	Notice of Pending Planning Commission Application:  Central Area: 500 foot radius + block face  Hillside Area: 1,000 foot radius, plus notice to either all properties in Hillside Zone 1 or Hillside Zone 2  Trousdale Estates Area: 1,000 foot radius

## Notes:

1. The date of filing shall be either: the date of receipt of the application by the City and the payment of fees for an entitlement that requires review and approval by the Planning Commission, or the date of determination that the application shall be referred by the Planning Commission.

### B. Special Notice Requirements:

The following types of planning applications have special public notice requirements, and do not require any public notice except as specified in this section. Notwithstanding, public notices in this section shall comply with the standards for notices set forth in section 10-3-252 B. 4. And 10-3-252 B. 5 of this chapter.

Development Application	Special Public Notice Requirements
The following applications have unique noticing requirements:	
Common interest development	With regard to all forms of common interest development conversions, the property owner shall be responsible to give each tenant and each prospective tenant all applicable notices as required by this Code and State law. 1. Notice Of Intent: A notice of intent to convert shall be delivered by the subdivider to each tenant at least 60 days prior to submitting an application for the tentative map in accordance with California Government Code section 66427.1(a) or any successor statute. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. For the purposes of this article, the "legal requirements for service by mail" shall mean the requirements set forth in California Code of Civil Procedure sections 1012 and 1013a, or any successor statutes. The form of the notice shall be in the form outlined in Government Code section 66452.9 and shall inform the tenants of all rights provided under this Code and State law. 2. Notice Of Public Report: In accordance with the provisions of California Government Code section 66427.1(a) or any successor statute, the subdivider shall provide each tenant 10 days' advance written notice that an application for a public report will be or has been submitted to the State Department of Real Estate, and that said report will be available for review in the Department of Community Development once the report is released by the Department of Real Estate. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 3. Notice Of Final Map Approval: In accordance with the provisions of California Government Code section 66427.1(b) or any successor statute, the subdivider shall provide each tenant written notification within 10 days of approval of a final map for the proposed conversion. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 4. Additional Notice To Terminate Tenancy: In accordance with the provisions of California Government Code section 66427.1(c) or any successor statute, the subdivider shall provide to each tenant written notice of the intent to convert at least 180 days prior to the termination of tenancy due to the proposed conversion. The written notices to tenants required by this section shall be deemed satisfied if such notices comply with the legal requirements for service by mail. 5. Notice Of Public Hearing On Tentative Map: In addition to any other notice required by law, at least 20 days prior to the public hearing before the Planning Commission on the tentative map, the subdivider shall provide each tenant written notice of the public hearing. Said notice shall be in the form prescribed by the Director of Community Development or his or her designee and shall contain, as a minimum, the following information: a. An estimate as to the length of time before the conversion, if approved, would result in the tenant's eviction; b. An explanation of the tenant's rights and benefits if the conversion is approved; and c. The grounds upon which the Planning Commission can deny the request for conversion. 6. Affidavit Required: In connection with an application for a tentative map to convert an existing multi-family residential apartment building or a common interest development previously created prior to January 1, 2006, to a common interest development, the subdivider shall submit an affidavit in a form prescribed by the Director of Community Development attesting to compliance with the noticing requirements prescribed by subsection A of this section. Said affidavit shall be signed by the subdivider under penalty of perjury and shall include copies of the proof of service on each tenant in the building to be converted.
Extension to Time for Exercise of Rights	A request to extend the time for exercise of rights pursuant to section 10-3-207 of this chapter shall be noticed in accordance with the notification requirements in effect at the time of filing the application for the appropriate level of review.
Large family daycare permit	Not less than 20 days prior to the date on which the Director shall review the application, notice of the application shall be mailed, by United States mail, postage prepaid, to all owners shown on the last equalized assessment roll as owning real property within 100 feet of the exterior boundaries of the subject site area.
Reasonable accommodation	At least 20 calendar days before issuing a written determination on the application, the Director shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an accommodation, and inviting written comments on the requested accommodation. Written notice of a hearing to consider the application shall be mailed 20 calendar days prior to the meeting to the applicant and adjacent property owners.
Renewal of Active Entitlement	If renewal of an active entitlement is required per the conditions of approval for such entitlement, a request for renewal shall be noticed in accordance with the notification requirements in effect at the time of filing the application for the appropriate level of review, unless specific notification requirements are outlined as a condition of approval for such entitlement.
Resolution of public convenience or necessity	Notice of a public hearing shall be mailed to property owners and occupants within 300 feet of the premises for which a determination is requested. At least 20 days prior to the public hearing a written notice shall be published in the newspaper, and an on site posted notice shall be posted at the premises in accordance with section 10-3-252 A. of this chapter and the public notice guidelines
Tree removal permit	Notice of any hearing on such a permit before the Planning Commission shall be mailed to any adjacent property owners whose property rights may be substantially affected by the approval of the requested permit.
View restoration	1. Adjacent Neighbor Mailed Notice: Notice shall be prepared in accordance with the standards in this chapter and mailed within forty-five (45) days of the receipt of an application and the payment of fees for a View Restoration Permit. 2. Notice to Foliage Owner(s): Notice that a formal request for a View Restoration Permit hearing has been filed with the City, attaching a copy of the application, a copy of the View Restoration Guidelines, and an authorization form that would allow staff and the Planning Commission to visit the Foliage Owner's property shall be mailed in a timely manner after the application for a View Restoration Permit has been deemed complete. 3. Public Hearing Notice: Notice of any hearing held pursuant to this section shall be mailed at least 30 days prior to such hearing by United States mail, postage paid, to the applicant and to all owners who are identified as foliage owners in the view restoration permit application, as shown on the latest equalized assessment roll, as well as residential occupants of the foliage owners' properties. 4. Notice Of Decision: Within 5 days after the issuance of a decision by the reviewing authority, the Director of Community Development shall cause a copy of the decision to be mailed through the United States mail, postage prepaid, to each of the following persons: a. The view owner, using the mailing address set forth in the application; b. Each foliage owner that is named on the application, as listed on a current Tax Assessor's roll and to the occupant of the foliage owner's property if the foliage owner's address is different than the property on which the foliage is located. The failure of the person addressed to receive a copy of the decision shall not affect the validity or effectiveness of any decision.

**Section 7. 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 8. 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 9. 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: October 26, 2021  
Effective: November 26, 2021

ROBERT WUNDERLICH  
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 Friedman, Gold, Mirisch, Vice Mayor Bosse and Mayor Wunderlich  
NOES: None  
CARRIED

## ORDINANCE NO. 21-O-2848

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO REGULATE DISPOSABLE FOODWARE ACCESSORIES

WHEREAS, disposable foodware accessories, including napkins, straws, condiments, forks, spoons, sporks, knives, and other disposable flatware, create waste and environmental hazards, and therefore should only be made available upon request.

WHEREAS, disposable foodware accessories are not recyclable and are disposed in landfills.

WHEREAS disposable foodware accessories are a major contributor to street litter, ocean pollution, harm to marine and other wildlife, and landfill waste and greenhouse gas emissions.

WHEREAS, the production, consumption, and disposal of disposable foodware accessories contribute significantly to the depletion of natural resources and increases greenhouse gas emissions. Disposable foodware accessories in waterways and oceans break down into smaller pieces, and are present in most of the world's oceans.

WHEREAS, it is in the interest of the health, safety and welfare of all who live, work and do business in the City that the amount of disposable foodware accessories be reduced to prevent additional environmental pollution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

**Section 1.** The City Council hereby adds Chapter 11 ("DISPOSABLE FOODWARE ACCESSORIES") to Title 5 ("PUBLIC HEALTH, WELFARE, AND SANITATION") of the Beverly Hills Municipal Code to read as follows:

### 5-11-1: Definitions

The following definitions apply to this chapter:

**Condiment** means an item used to enhance the flavor of food, but is not an integral part of the recipe for preparing the food, and that is contained in a separate package from the food that it enhances. Examples of condiments may include: relishes, spices, sauces, confections, seasonings, ketchup, mustard, mayonnaise, barbeque sauce, dressings, sauerkraut, salsa, soy sauce, wasabi, ginger, hot sauce, grated cheese, syrup, jam, jelly, butter, salt, sugar,

Continue to page 18 >>>

# Public Notices

sugar substitute, cream, creamer, pepper, or chili pepper. Condiment does not include an ingredient or component that is an integral part of the menu item, but that a food service establishment packages separately when preparing the item for a take-out customer or delivery customer.

**Digital Ordering Platform** means the digital technology provided on an internet website or mobile application used by customers to order food and/or schedule food delivery. Disposable means designed to be used once and then discarded and not designed for repeated use and sanitizing.

**Disposable foodware accessories** means any type of disposable item that accompanies a food or beverage served in disposable plates, containers, or cups, including but not limited to, utensils, condiments, disposable drinking straws, napkins, and wet wipes.

**Disposable foodware dispenser** means a container or equipment that is used to hold disposable foodware accessories for customers to obtain at their discretion.

**Disposable drinking straws** means a thin, hollow tube for sucking a liquid or semi-liquid substance that constitutes food or beverage, which is designed for a single-use and made from petroleum based materials that can be molded or blown into shape while soft and then set into a rigid or slightly elastic form, and any straw made from or labeled bio-plastics, compostable poly-lactic acid (PLA).

**Food service establishment** means any retail establishment, including restaurants, that sells prepared food for consumption, including from a temporary facility, cart, vehicle, or mobile unit.

**Utensils** means a fork, spoon, spork, knife, chopstick, or other items that can be used to serve food or to eat.

## 5-11-2: DISPOSABLE FOODWARE ACCESSORIES RESTRICTIONS AND REQUIREMENTS

A. A food service establishment shall only distribute disposable foodware accessories upon the request of the customer, unless a local, county or State emergency order is in effect requiring distribution of such disposable foodware accessories; provided, however, that employees are not prohibited from asking customers if they would like any disposable foodware accessories.

B. Food service establishments shall place signs on the premises to inform customers and employees that disposable foodware accessories are offered only upon request.

C. Food service establishments shall include in their digital ordering platforms for ordering food a statement that communicates that disposable foodware accessories are offered only upon request, and shall include the ability for customers to opt-in to receive foodware accessories.

D. Food service establishments shall educate employees to inform customers that disposable foodware accessories are offered only upon request.

## 5-11-3: EXEMPTIONS

A. This chapter shall not apply to disposable foodware dispensers.

## 5-11-4: ENFORCEMENT AND PENALTIES

A. The first and second violations of this chapter shall result in a notice of violation, and any subsequent violation shall constitute an infraction punishable by a fine of twenty-five dollars (\$25) for each day in violation, but not to exceed three hundred dollars (\$300) annually.

B. All fines collected pursuant to this chapter shall be deposited in the solid waste conservation fund to assist the Department of Public Works with its costs of implementing and enforcing the requirements of this chapter.

**Section 2. CEQA Findings.** The City of Beverly Hills has determined that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)) covering activities with no possibility of having a significant effect on the environment.

**Section 3. 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 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 with-

in 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 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.

Adopted: October 26, 2021  
Effective: November 26, 2021

ROBERT WUNDERLICH  
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

SHANA E. EPSTEIN  
Director of Public Works

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

## ORDINANCE NO. 21-O-2850

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ESTABLISHING INCLUSIONARY HOUSING REQUIREMENTS AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

### Section 1. Legislative Findings.

(1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

(2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California, and Beverly Hills real estate market remains very expensive within the region.

(3) California needs additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next several years.

(4) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.

(5) The California Legislature has declared a statewide housing emergency, to be in effect until January 1, 2025.

(6) The City of Beverly Hills has studied and continues to study various options for providing affordable housing units in the City, including an inclusionary housing program.

**Section 2. Article 48 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code (Prohibition On Residential Development that Fails to Comply with Inclusionary Housing Requirements) is hereby repealed and a new Article 48 is hereby enacted to read as follows:**

"Article 48. Inclusionary Housing Requirements for Residential Development.

10-3-4800: Purpose.

The provisions of this ordinance establish standards and procedures that encourage the development of housing that is affordable to a range of households with varying income levels and prohibit approval of projects that fail to comply with its requirements. The purpose of this ordinance is to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units is in proportion with the overall increase in new housing units.

10-3-4804: Definitions.

As used in this ordinance, the following terms shall have the following meanings: *ADJUSTED FOR HOUSEHOLD SIZE APPROPRIATE FOR THE UNIT* means for a household of one (1) person in the case of a studio unit, two (2) persons in the case of a one-bedroom unit, three (3) persons in the case of a two-bedroom unit, four (4) persons in the case of a three-bedroom unit, and five (5) persons in the case of a four-bedroom unit.

*AFFORDABLE HOUSING COST* means the total housing costs paid by a qualifying household, which shall not exceed a specified fraction of its gross income, adjusted for household size appropriate for the unit, as follows:

A. Very low-income households, rental or for-sale units: Thirty (30) percent of fifty (50) percent of the Los Angeles County median income.

B. Low-income households, rental units: Thirty (30) percent of sixty (60) percent of the Los Angeles County median income.

C. Low-income households, for-sale units: Thirty (30) percent of seventy (70) percent of the Los Angeles County median income.

D. Moderate-income households, rental units: Thirty (30) percent of one hundred ten (110) percent of the Los Angeles County median income.

E. Moderate-income households, for sale units: Thirty-five (35) percent of one hundred and ten (110) percent of the Los Angeles County median income.

*AFFORDABLE HOUSING TRUST FUND* shall have the meaning set forth in section 10-3-4808 below.

*DEVELOPER* means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks city approvals for all or part of a residential development.

*DEVELOPMENT AGREEMENT* means an agreement entered into between the city and a developer pursuant to California Government Code section 65864 et seq.

*DIRECTOR* means the city's Director of Community Development.

*DWELLING UNIT* means one (1) or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and bathroom facilities for the exclusive use of a single household.

*HCD* means the California Department of Housing and Community Development.

*HUD* means the United States Department of Housing and Urban Development.

*INCLUSIONARY HOUSING AGREEMENT* means a legally binding agreement between a developer and the city, in form and substance satisfactory to the director and city attorney, setting forth those provisions necessary to ensure that the requirements of this article are satisfied.

*INCLUSIONARY HOUSING PLAN* means the plan referenced in section 10-3-4804 below, as may be augmented by administrative guidelines formulated by the Director of Community Development, which sets forth the manner in which the requirements of this article will be implemented for a particular residential development.

*INCLUSIONARY UNIT* means a dwelling unit that will be offered for occupancy by very-low, low-, or moderate-income households, at an affordable housing cost, pursuant to this article.

*IN-LIEU FEE* means a fee paid to the city by a developer instead of providing the required inclusionary units within the residential development.

*LOW-INCOME HOUSEHOLDS* means households whose gross income is greater than fifty (50) percent and does not exceed eighty (80) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

*MARKET RATE UNITS* means those dwelling units in a residential development that are not inclusionary units.

*MODERATE-INCOME HOUSEHOLDS* means households whose gross income is greater than eighty (80) percent and does not exceed one hundred and twenty (120) percent of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

Continue to page 19>>>

# Public Notices

**RESIDENTIAL DEVELOPMENT** means the construction, development, or subdivision of property, including condominium conversions, resulting in five (5) or more lots or dwelling units, including dwelling units in mixed-use projects.

**VERY-LOW-INCOME HOUSEHOLDS** means households whose gross income is equal to fifty (50) percent or less of the median income for Los Angeles County as determined annually by HCD based on household income data promulgated by HUD.

10-3-4802: Applicability.

A. This article shall apply to all residential developments, as defined herein, where the lots or units will be offered for sale or for rent, and when the development application or applications for the residential development is deemed complete after the effective date of this ordinance.

B. Notwithstanding subsection A, inclusionary units shall not be required for any project for which the city enters into a development agreement or for any project that is otherwise exempt under state law.

10-3-4803: Inclusionary unit requirements.

A. Inclusionary units shall be reserved for very low-, low- and moderate- income households, and offered at an affordable housing cost, as follows:

1. For residential development projects with five (5) or more but less than ten (10) residential units, the developer shall provide one (1) rental unit affordable to low-income households, but shall have the option of paying a fee in lieu of constructing the unit pursuant to the following schedule:

Number of Units in Building	In Lieu Fee (per square foot of development in building)
5 Units	\$58
6 Units	\$70
7 Units	\$82
8 Units	\$93
9 Units	\$105

2. For all newly constructed rental residential developments with ten (10) or more residential units, a minimum ten (10) percent of all the units in the development shall be rented to and occupied by very low-income, low income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

3. For all condominium conversion projects and newly constructed condominiums in a residential or mixed-use development with ten (10) or more residential units, a minimum ten (10) percent of all the units in the development shall be rental units and rented to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

4. For all residential developments that are single-family subdivisions, a minimum ten (10) percent of all the units in the development shall be sold to and occupied by very low-income, low-income, or moderate income households, however an applicant may provide the required inclusionary units on a different site within the City.

5. When only one affordable dwelling unit is constructed, it may be allocated for a very low, low or moderate income household. When two or more affordable units are constructed, the units shall be allocated for very low income households, low income households, moderate income household, or combination thereof as the applicant may determine in conjunction with any density bonus that may also be sought for the project.

B. The city shall set on an annual basis, or as otherwise needed, the maximum allowable rents and sales prices for inclusionary units, adjusted for family size.

C. In calculating the required number of inclusionary units in section A.1., section A.2, and section A.3 above, fractional units of one-half (.50) or above shall be rounded up to a whole unit.

10-3-4804: Housing plan.

Along with an application for a residential development, a developer shall submit a housing plan to the Director of Community Development setting forth in detail the manner

in which the provisions of this article will be implemented for the proposed residential development. No application shall be deemed complete until the developer has submitted a complete housing plan.

10-3-4805: Inclusionary housing agreement.

For residential developments providing inclusionary units on-site, an inclusionary housing agreement is required. Such agreement, which shall include provisions and terms for meeting the requirements of this article, shall be approved by the city manager and city attorney, and recorded as a deed restriction against the property prior to issuance of either a grading or building permit, whichever comes first.

10-3-4806: Standards for inclusionary units.

A. To the maximum extent possible, all inclusionary units shall be:

1. Reasonably placed in the residential development with balanced consideration given to both the potential economic and physical design constraints as well as the impact that the location of the units may have on the quality of living for prospective tenants.

2. Proportional in number of bedrooms, to the extent practicable, to the market rate units, unless the number of bedrooms for affordable units is dictated by requirements of state law, in which case the state law requirements shall be followed.

3. Comparable with the market rate units in terms of the base design and appearance.

B. All inclusionary units in a residential development shall be made available for occupancy concurrently with or prior to the occupancy of the market rate units. In the event the city approves a phased project, the inclusionary units required by this article shall be provided proportionally within each phase of the residential development.

C. Inclusionary units shall remain restricted for owner-occupancy by the target income category at the applicable affordable housing cost for a period of not less than forty-five (45) years. At the request of the owner-occupants who initially occupy the inclusionary unit and subsequently seek to sell the inclusionary unit, the city may impose the equity sharing agreement rules included in California Density Bonus Law, currently codified as Government Code section 65915(c)(2), instead of requiring the aforementioned restriction for forty-five (45) years.

D. Inclusionary units in rental residential developments shall remain restricted for occupancy by the target income category at the applicable affordable housing cost for a period of not less than fifty-five (55) years.

E. The occupancy of the inclusionary units shall be governed by the terms of the inclusionary housing agreement recorded as a deed restriction against the property.

10-3-4807: Implementation and enforcement.

A. The city council may adopt administrative guidelines to assist in implementing and administering this article.

B. Any violation of this article constitutes a misdemeanor.

C. The provisions of this article shall apply to all owners, developers, their agents, successors, and assigns that propose a residential development, occupy an inclusionary unit, or both. All inclusionary units shall be sold or rented in accordance with this article and any regulations and administrative guidelines adopted pursuant to this article.

D. Any individual who sells or rents an inclusionary unit in violation of the provisions of this article, the guidelines, or the inclusionary housing agreement shall be required to forfeit to the city all monetary amounts obtained in violation of those provisions. Recovered funds shall be deposited into the affordable housing trust fund.

E. The city may institute any appropriate legal actions or proceedings necessary to ensure compliance with this article, including, but not limited to:

1. Actions to revoke, deny, or suspend any permit, including a building permit, certificate of occupancy, or discretionary approval; and

2. Actions for injunctive relief or damages.

F. In any action to enforce this article or an inclusionary housing agreement recorded hereunder, the city shall be entitled to recover its reasonable attorney's fees and costs.

10-3-4808: Affordable Housing Trust Fund.

A. There is an established separate fund of the city, known as the Affordable Housing Trust Fund. All monies collected by the city pursuant to this article shall be deposited in the Affordable Housing Trust Fund.

B. The monies in the fund and all earnings from investment of the monies in the fund shall be expended to provide housing affordable to very low-income, low-income, and moderate-income households in the city. Such expenditures may include, but shall not be limited to, the costs of administration, monitoring, and compliance for the city's affordable housing program, as further explained in subsection C.

C. For the purpose of this article, providing housing affordable to very low-, low-, and moderate-income households may include, but is not limited to, expending funds for the following: development of affordable units; acquisition of property for the development of such units; subsidies for the construction of such units; maintenance of affordable housing; partnering with affordable housing developers; conversion of existing market rate units to very low-, low- and moderate-income for-sale or rental units; subsidies for covenants to create or preserve very low-, low-, and moderate-income units; substantial rehabilitation of very low-, low-, and moderate-income units; and costs to administer the Affordable Housing Trust Fund and inclusionary housing program.

10-3-4809: Administrative fees.

The City Council may by resolution establish reasonable fees and deposits for the administration of this chapter."

## Section 3. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

## Section 4. 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 5. Publication.

The City Clerk 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.

ADOPTED: October 26, 2021

ROBERT WUNDERLICH  
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 Friedman, Gold, Vice Mayor Bosse and Mayor Wunderlich  
NOES: Councilmember Mirisch  
CARRIED

# Public Notices

## ORDINANCE NO. 21-O-2851

AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADDING SUBSECTIONS W, X, Y AND Z TO SECTION 4-3-209 PROHIBITING DEMONSTRATIONS WITHIN 300 FEET OF AN ENTRANCE TO AN ELEMENTARY OR MIDDLE SCHOOL, PROHIBITING DEMONSTRATIONS FROM FOLLOWING STUDENTS, AND PROHIBITING DEMONSTRATIONS FROM INTERFERING WITH A PERMITTED EVENT OR SEPARATE PROTEST AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

**Section 1.** Young children who are enrolled in public school are compelled to attend school, arrive and depart at designated hours, and use a designated entrance. These children are a captive audience and cannot avoid the speech delivered by demonstrators or protestors gathered near entrances to their schools or following them to or from school.

**Section 2.** Beverly Hills schools are extremely crowded around the gate area at drop-off and pickup times as students arrive or depart from the school and parents drop-off or pickup their children. Sidewalks in the area of entrances are narrow. Protests near the entrances to schools will interfere with safe access and egress by students to and from the schools.

**Section 3.** Young children often do not understand the political messages been delivered by demonstrators or protesters. Such children often feel scared or intimidated by the close presence of demonstrators or protesters.

**Section 4.** Protesters located three hundred feet from the entrance to an elementary or middle school may be heard and observed by adults dropping off or picking up their children at school and within one hundred feet of the intersection of Durant and Moreno Drives may be heard and observed by students and parents alike.

**Section 5.** Students require a learning atmosphere that is free of distractions including noise from demonstrators which is distinctly audible within the classroom. Furthermore, even students on a playground will be either in a physical education class or must hear the instructions of a playground supervisor.

**Section 6.** Subsection W is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

"W. It shall be unlawful for any person to participate in any parade or assembly within three hundred feet of the entrance to any elementary school or middle school between the hours of 7:30 AM to 10:00 AM and 1:00 PM to 3:30 PM on days when school is in session.

It shall be unlawful for any person to participate in any parade or assembly within one hundred feet of the intersection of Durant and Moreno Drives between the hours of 8:00 AM to 10:00 AM and 3:00 PM to 4:00 PM on days when school is in session.

This subsection shall not apply to any school with a pedestrian entrance on Wilshire Boulevard."

**Section 7.** Subsection X is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

"X. It shall be unlawful for any person to participate in a parade or assembly within ten blocks of an elementary school or an middle school between the hours of 7:30 AM to 10:00 AM and 1:00 PM to 3:30 PM on days when school is in session if the parade or assembly will follow or harass any minor who is plainly going to or coming from school. For the purpose of this subsection, "follow" means to follow within one hundred feet of any student who is not part of the parade or assembly. For the purpose of this subsection, "plainly going to or coming from school" means that a student is carrying a backpack, books, or demonstrating other indicia that the student is going to or coming from school. For the purpose of this subsection, "harass" means engaging in willful conduct directed at a specific minor that seriously alarms, annoys, torments, or terrorizes the minor."

**Section 8.** Subsection Y is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

"Y. It shall be unlawful for any person to participate in a parade or assembly if the parade or assembly is conducted at the same time and location for which either: (1) another parade or assembly is already taking place or (2) event permit has been previously issued, such as licensed sporting events, youth sports camps, and other licensed or permitted public entertainment events."

**Section 9.** Subsection Z is hereby added to section 4-3-209 of Article 2 of Chapter 3 of Title 4 of the Beverly Hills Municipal Code to read as follows:

"Z. It shall be unlawful for any person to participate in a parade or assembly if the parade or assembly will be distinctly audible within any classroom of a school building during times when school is in session. It shall also be unlawful for any person to participate in a parade or assembly if the parade or assembly will be within fifty feet of a school playground during times that school is in session."

**Section 10. CEQA.** The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have

a significant effect on the environment. This Ordinance does not authorize construction or otherwise affect the physical environment. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

**Section 11. 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 12. 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 13. 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: October 26, 2021  
Effective: November 26, 2021

ROBERT WUNDERLICH  
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

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

## ORDINANCE NO. 21-O-2852

AN ORDINANCE OF THE CITY OF BEVERLY HILLS EXTENDING URGENCY ORDINANCE NO. 20-O-2826 MODIFYING MEDICAL USE REGULATIONS FOR CERTAIN COMMERCIAL ZONES IN THE CITY, AND DECLARING THE URGENCY THEREOF

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

### Section 1. Legislative Findings.

The City Council of the City of Beverly Hills finds and determines that the ongoing COVID-19 global pandemic has required significant changes to the operations of businesses in the restaurant, retail, office, and service industries. This shift in operations has resulted in negative economic impacts, including the closure of businesses in the City of Beverly Hills, the substantial shrinkage of revenue in certain sectors, and the loss of jobs. The demand for brick-and-mortar office and commercial spaces has decreased, and further economic changes affecting commercial leasing demand are expected, while the demand for medical use space has remained more consistent and medical uses are more insulated from economic downturns. The City Council finds and determines that modifying the medical use restrictions will provide commercial landlords with greater flexibility to lease vacated commercial spaces, which may enable greater economic stability during the ongoing COVID-19 pandemic. Any vacant commercial space and associated blight resulting from declining businesses would create significant risk to the public, health, safety and general welfare of the City. As such, the City Council wishes to consider changes to the medical use regulations in commercial areas of the City.

Because the public process of adopting these ordinances may be lengthy, and to prevent the increase in vacant commercial spaces in the intervening period, the City Council adopted Ordinance No. 20-O-2826, an interim ordinance that took effect immediately on November 17, 2020, (the "Interim Ordinance"). The Interim Ordinance changes the medical use regulations for commercial areas of the City. The City Council subsequently extended the Interim Ordinance via adoption of Ordinance No. 20-O-2831, for an additional ten (10) months and fifteen (15) days.

### Section 2. Authority.

Pursuant to Government Code Section 65858, the City Council may adopt, as an urgency measure, an interim ordinance that prohibits any uses that may be in conflict with a contemplated zoning proposal that the City Council is considering, studying, or intends to study within a reasonable period of time. After public notice, the City Council may extend the interim ordinance by a period of one year (12 months), pursuant to Government Code Section 65858. Notice of the public hearing at which the City Council considered adopting this extension ordinance was duly published on October 15, 2021 in the Beverly Hills Courier, and on October 21, 2021 in the Beverly Hills Weekly.

### Section 3. Urgency Findings.

The City Council finds and determines that failing to implement

immediate changes to its medical use regulations in commercial areas of the City would result in an immediate threat to the public health, safety, and general welfare. As described in Section 1, the COVID-19 pandemic and the resulting closures of non-essential businesses and capacity limits on businesses is affecting the viability of City businesses and the City faces an increase in vacant commercial space.

Such business closures and capacity limits and the resulting economic impact are affecting landlords' ability to rent out vacant commercial space, which may cause blight and economic instability, and thus places the public health, safety, and general welfare at risk during the Council's review and consideration of permanent regulations. To preserve the public health, safety, and general welfare, the City Council declares it necessary that this Ordinance take immediate effect to prevent these harms.

### Section 4. CEQA Findings.

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of the Interim Ordinance or extension thereof may have a significant effect on the environment. This extension of the Interim Ordinance does not authorize construction and, in fact, represents minor alterations in land use limitations and does not result in any changes in land use or density in order to protect the public health, safety, and general welfare. This extension is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305 of Title 14 of the California Code of Regulations.

### Section 5. 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 fully force and effect.

### Section 6. Approval and Extension of Ordinance.

This Ordinance, adopted as an urgency measure for the immediate protection of the public safety, health, and general welfare, containing a declaration of the facts constituting the urgency, and passed by a minimum four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption and shall amend and extend the effect of the Interim Ordinance for a period of one year (12 months) through November 17, 2022.

### Section 7. Publication.

The City Clerk 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.

ADOPTED: October 26, 2021

ROBERT WUNDERLICH  
Mayor of the City of Beverly Hills, California  
ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
GEORGE CHAVEZ  
City Manager

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

**FICTITIOUS BUSINESS NAME STATEMENT 2021212799** The following is/are doing business as: **EMERALD VILLAGE WEST HOLLYWOOD** 1147 N. Havenhurst Dr. #247, West Hollywood, CA 90046; **West Hollywood Tourism Marketing Fund** 1147 N. Havenhurst Dr. #247, West Hollywood, CA 90046; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed September 2021: **Jake Stevens, President**; Statement is filed with the County of Los Angeles: September 26, 2021; Published: October 15, 22, 29, November 05, 2021 **LACC N/C BEVERLY HILLS COURIER**

**FICTITIOUS BUSINESS NAME STATEMENT 2021217960** The following is/are doing business as: **EURO CAFFE** 427 N. Canon Dr. #111, Beverly Hills, CA 90210; **Mavazo, Inc.** 427 N. Canon Dr. #111, Beverly Hills, CA 90210; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed May 2002: **Mayda Kemanjian, President**; Statement is filed with the County of Los Angeles: October 05, 2021; Published: October 22, 29, November 05, 12, 2021 **LACC N/C BEVERLY HILLS COURIER**

SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF LOS ANGELES CASE NO: 21SMCP00470  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

In the Matter of the petition of: **PARI SAFAI**

To all interested person(s):

Petitioner: **Pari Safai**

Presently over 18 years of age, current residence: 414 North Palm Drive, Beverly Hills, CA 90210 filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main Street, Santa Monica, CA 90401 on October 15, 2021 for a Decree changing names as follows:

Present Name: **Pari Safai**

Proposed Name: **PARI SAYED SAFAI**

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.

NOTICE OF HEARING:

Date: JANUARY 7, 2022 Time: 8:30 AM Department: K

The address of the court is: 1725 Main Street, Santa Monica, CA 90401

Reason for name change: Petitioner is already known by HER proposed name wishes to be known by his proposed name in all personal/business affairs. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed: **Pari Sayed Safai**

Judge of the Superior Court: Lawrence Cho Clerk: Sherri R. Carter Deputy: T. Rhodes Dated: October 15, 2021 Published: 10/29/21, 11/05/21, 11/12/21, 11/19/21 BHC-R25321

# Public Notices

COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

## NOTICE OF PREPARATION FOR THE PROPOSED OPERATIONAL CHANGES AT THE VIRGINIA ROBINSON GARDENS

The County of Los Angeles Department of Parks and Recreation (DPR) is the lead agency for the preparation of a Supplemental Environmental Impact Report (SEIR) for the Proposed Operational Changes at the Virginia Robinson Gardens (Proposed Project). Pursuant to section 15082 of the California Environmental Quality Act (CEQA), DPR is soliciting comments from all interested persons, responsible and trustee agencies and organizations concerned with the project as to the scope and content of the SEIR and the environmental information to be analyzed in connection with the Proposed Project. The project description, location, environmental review requirements, and probable environmental issues to be addressed in the SEIR are included in this Notice of Preparation (NOP).

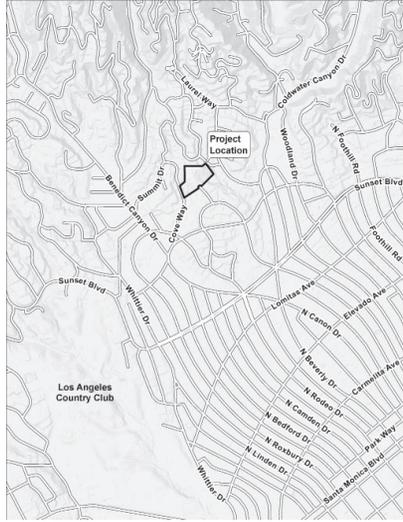
### PROJECT LOCATION

1008 Elden Way, Beverly Hills, CA 90210  
(location map attached)

### PROJECT DESCRIPTION

DPR is proposing changes to expand the use of Virginia Robinson Gardens for increased public access and benefit. Specifically, the following operational changes are proposed:

- Days open to the public: Monday to Sunday (7 days a week).
- Hours for public use: 9:30 a.m. to sunset.
- Number of patrons in attendance: With advance reservations, up to 200 visitors per day, spread throughout the day for either tours, meetings seminars/classes, events or commercial filming (video only, no motion picture) or a combination of any of these activities.
- Types of events: In addition to existing events, consider family ceremonies such as weddings.
- Special Uses: Up to 24 special use events a year.



### POTENTIAL PROJECT IMPACTS

Based on a preliminary assessment of potential environmental impacts that may occur as a result of the Proposed Project, the areas of potential environmental impact to be addressed in the SEIR will include at least the following:

- Air Quality/Greenhouse
- Gas Emissions
- Noise
- Energy
- Historical Resources
- Transportation/Traffic

In addition, the SEIR will address cumulative impacts, growth inducing impacts, and other issues required by CEQA. As discussed in CEQA Guidelines Section 15163, a lead agency may choose to prepare an SEIR when only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

### NOTICE OF PREPARATION REVIEW AND COMMENTS

The NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the SEIR. DPR has prepared this NOP in accordance with the State CEQA Guidelines.

The review period for this NOP is from **November 16, 2021 to December 16, 2021**. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **December 16, 2021**. Please direct all written comments to the following address:

Julie Yom, AICP, Park Planner  
County of Los Angeles  
Department of Parks and Recreation  
1000 S. Fremont Ave.  
Unit #40 A-9 West, 3rd Floor  
Alhambra, California 91083  
Telephone: (626) 588-5311  
Email: jyom@parks.lacounty.gov

### COMMUNITY MEETING

A Community Meeting will be held to present the Proposed Project and to solicit early comments from the public regarding the Proposed Project and issues to be addressed in the SEIR. The date, time, and link to the virtual meeting is as follows:

**Monday, November 15, 2021, 6:00 p.m. to 8:00 p.m.**  
<https://tinyurl.com/xnembk6k>



Please RSVP to Julie Yom: jyom@parks.lacounty.gov

## OBITUARIES

# Stephen Falk Weiner

## Nov. 15, 1930 - Oct. 5, 2021



Steve Weiner was born and raised in Chicago, and passed away surrounded by loving family at home in Los Angeles on October 5, 2021. He attended *Latin School, Yale, Northwestern Law School*, served in the army, married *Claire* a week after they met, then moved to California with their infant daughter *Cynthia*.

Together *Steve* and *Claire* built a beautiful life in Beverly Hills where he worked in Real Estate Finance and developed West Coast offices (including Honolulu) for *Heitman*, and *Bear Stearns*. Exceptionally honorable, organized, and with a mind for numbers, his 2001 memoir was entitled "*The Art of the Deal, A Lesson in Morality*".

Steve was wonderful person who lived a good life - wise, witty, kind, loyal, generous and debonair - he loved art, food, wine, music, golf, mystery novels, crossword puzzles, Bridge, puns, and celebrating with family.

Over the years he was a member of several clubs including *Outrigger Canoe Club, La Jolla Beach and Tennis Club, Riviera and Hillcrest Country Clubs, Beverly Hills Tennis Club, American Legion Yacht Club*, and served as President of the *LA Chamber Orchestra* and *Yale Alumni Association*.

Steve is survived by *Claire*, the love of his life for 65 years; his grateful daughter *Cynthia Hirschhorn*; his son-in-law *Charles Hirschhorn*; and his treasured grandchildren *Jason, Nicky* and *Adam*.

50  
PROFESSIONAL  
SERVICES

### TRANSCRIPT EXPRESS

Turning audio/video into text  
Medical Zoom Webinars  
Podcasts Marketing  
Dissertations  
Fast Turnaround  
Reasonable Rates  
Work remotely  
**973-634-8306**

55  
JOBS  
WANTED

### CAREGIVER / COMPANION / HOUSEKEEPER

Live-In / Live-Out  
Experienced in all aspects of household duties.  
**Fun meals,** transportation provided to any destination, pet care.  
**Fluent English.**  
**CPR Certified.**  
**References**  
Audrey: 310/922-4750  
**Covid-Vaccinated** ✓

55  
JOBS  
WANTED

### Take Back Your Independence!

Live in the comfort of your home & get back to the things & people you love.



Get Assistance With:

- Doctor Visits
- Medication
- Errands & Shopping
- Meal Prep • Grooming
- Light Exercising

Easy • Smart • Affordable  
• 323/946-2147 •  
24/7 Care Plans Avail.  
[jplhomecare.com](http://jplhomecare.com)

08  
LEGAL SERVICES

## OWED MONEY? \$100K OR MORE

CONTACT:

LAW OFFICES OF  
THOMAS P. RILEY, P.C.

[WWW.TPRLAW.NET](http://WWW.TPRLAW.NET)

(310) 677-9797



Fortitudine Vincimus

13  
ASTROLOGER &  
TAROT READER

### HIGHLY ACCURATE INTUITIVE ASTROLOGER AND TAROT READER

For groups and individual consultation.

Testimonials available.

**323-448-4569**

48  
FITNESS

### LEGAL PROBLEMS?

TOP "A/V" RATED BEVERLY HILLS  
LAW FIRM CAN HELP YOU.

Specializing In: Divorce, Collection of Delinquent Support & Personal Injury Auto & Motorcycle Accident Cases, Civil, Real Estate, Family Law & Auto Accidents

No Recovery, No Fee!  
Free Consultation.

LAW OFFICES OF  
BRADFORD L. TREUSCH

• 310/557-2599 •

"A/V" RATED FOR  
OVER 35 YEARS.  
[www.Treusch.net](http://www.Treusch.net)



SUPER LAWYER

• Bradford L. Treusch •

[SuperLawyers.com](http://SuperLawyers.com)



~ Vince Ramos ~  
Certified Personal Trainer  
& Nutrition Coach

Call / Text Today For A Free  
Consultation & Evaluation:

**213-706-9889**

Vince2319@gmail.com • IG: train\_with\_vince

- **Prioritize Your Health** •
- Increase Strength & Mobility
- Regulate Your Hormone Levels & Metabolism
- Achieve Ideal Appearance & Weight



# Classifieds

88  
ELDERLY CARE

## PULSE ONE CARE

### CAREGIVER SERVICES 24/7

Personal Care • Companionship  
Errands & Shopping • Meal Preparation  
Light Housekeeping • Laundry

LICENSED, TRAINED & INSURED

**(310) 657-9300**  
www.pulseonecare.com



## EXECUTIVE HOME CARE

"CARE YOU CAN COUNT ON"

### • ELDERCARE • IN-HOME SPECIALIST

• Caregivers • Companions  
• CNA • CHHA • Live-In/Live-Out  
Experienced • Compassionate • Fully Screened

**310.859.0440**

www.exehomecare.com

BBB A+ Rated

Referral Agency

### ARE YOU A SENIOR AND NEED ASSISTANCE? We can help YOU!

We provide experienced Caregivers, CNA's & HHA's for seniors needing companions to drive them to doctors, prepare meals, light housekeeping, etc... We offer responsible and nurturing care. Our staff is thoroughly screened and we care. Live In/Out.

Call Lisa 24hrs.

323/877-8121 • 323/806-3046

90  
EMPLOYMENT  
OPPORTUNITIES

### SEEKING EXPERIENCED LIVE IN or LIVE OUT HOUSEKEEPER IN BEVERLY HILLS

Must have at least 2 years of experience in single family home and be able to provide references. Must speak English. Ok with hypoallergenic small dog. Work days/hours are Tuesday through Saturday from 2:00p -10:00p. Nonsmoker. The home is a 2 story and requires a lot of going up/down stairs. Salary negotiable depending on experience. Must be willing to provide a Covid-19 test result and be fully vaccinated upon starting work. *Please send resume to jax28@aol.com or Call 310-278-2401*

90  
EMPLOYMENT  
OPPORTUNITIES

### SEEKING A LITERARY AGENT \*\*\*\*\*

A Compelling Variety of Genres. Screenplays and Episodic Series. Some with significant attachments. To view:

Argusproductions.com  
Victor: 310/274-8147

### BEVERLY HILLS LAW FIRM

SEEKS PART-TIME  
**RECEPTIONIST/  
SECRETARY**

Flexible Hours  
Call 310/858-0234  
or email:  
LRingLaw@gmail.com

### Composer of Hits From 50's & 60's, .....

**SEEKS LITIGATING  
COPYRIGHT  
LAWYER**

Beginning 1/1/22  
.....

Please E-mail:  
tamirmusic@verizon.net

### COOK WANTED

Mon. Tues. & Thurs.  
3pm - 8pm  
Simple comfort meals for 3 teens in Beverly Hills  
Call 310/502-5375  
or 310/975-9545

240  
OFFICES / STORES  
FOR LEASE

### TWO OFFICES \*\*\* FOR LEASE \*\*\*

IN BOUTIQUE BLDG  
Rent starting at  
\$1,500/MO  
Adj. Beverly Hills  
323/782-1144



### BEVERLY HILLS 280 S. Beverly Dr. 330 Sq. Ft.

Office Space Available with Reception, Secretarial Area and Conference Room  
Full Service Building

310 273-8200 ext. 18 • 310 422-9966

### NEWLY RENOVATED PRIVATE EXECUTIVE OFFICE

with full receptionist capabilities with beautiful conference rooms in the golden triangle.

Call 310-620-7000 today & schedule a tour.

### CHIC TURN-KEY MEDICAL OFFICE SUITE IN BH TRIANGLE

Available exclusive 2 days/week or to share. Flexible options. Ideal for cosmetic/plastic/RN,PA/Derm or out of area provider looking for BH presence. Approx 1200 sq. ft. 3 exams, Dr. office, manager office, nurse station, designer reception area for 2.  
Contact Joan 310/508-5991

125  
INVESTMENT OPPORTUNITIES

### "TAX" DEFER SOME OF YOUR YEARLY INCOME BEFORE DECEMBER 31ST "2021"!



### PAY "NO" TAXES ON DEFERRED SUM!

This deferral program is better than a #401K. You will share in the "Net Profits" of a government \$5.5M "Infrastructure" Grant Restoration of Bureau of Land Mgmt. "Abandoned" Gold Mines, in Las Vegas, making \$1,000's paid quarterly... Guaranteed by the "SEC" & Approved by "IRS". "SEC" CIK #0001855107

Cleanup of "Hazardous" conditions needed for Public "Safety" and Environment Improvement.



Contact Craig Stephens: (702) 467-8851  
Nevada's Gold Inc., Las Vegas, NV  
Nevada's Gold Inc., Las Vegas, NV - lvtint1103@yahoo.com

240  
OFFICES / STORES  
FOR LEASE

### • DELUXE • CENTURY CITY OFFICE SUITE FOR SUBLEASE

.....  
Please Visit:  
www.  
ghpofficespaces.com

270  
CONDOS  
FOR SALE

LOVELY RARE LARGE  
2ND FLOOR CORNER  
2 BD/ 2 BA UNIT AT  
CENTURY PARK EAST  
Great Views of Pool  
and Trees. Bright,  
Quiet unit. \$1,079,000

By appt only! First  
showings Sunday 11/7  
Michelle Pine Rappoport  
KW Advisors  
310-210-8504 cell  
DRE # 01029804

### California Dreaming

Own it! Realty, Inc.

### CENTURY CITY FULL SERVICE BLDGS.

\$750,000 • 1+1 • 1st flr  
Beautiful setting overlooking garden.  
Pretty Remodel, with huge patio.

\$850,000 • 2+2 • 9th flr  
Corner unit, hrwd. flrs, 2 balconies. Views: Trees+City+Downtown

\$850,000 • 2+2 • 11th flr  
Preferred floor plan, large balcony, split bdrm's, pretty setting, ocean & city views.

\$875,000 • 2+2 • 16th flr  
Remodeled, city & ocean views. Preferred floor plan, large balcony

\$995,000 • 2+2 • 18th flr  
Leased to 6/22, Ocean+Century City Views, balcony, hardwood floors.

\$1,100,000 • 3+Den • 12th flr  
Rarely Available, Corner 270° Jetliner Views: Beverly Hills, Downtown +Ocean! 2 large balconies.

\$1,700,000 • 3+3 • 18th flr  
Corner unit, rare high coffered ceilings, Jetliner views: Hillcrest, Hollywood Sign, Downtown & Ocean!

Westview Towers  
\$669,000 • 1+1 • 2nd flr  
Pretty tree setting, large balcony, hrwd. flrs. Open floor plan. Full service bldg.

FOR LEASE  
CENTURY CITY  
\$3,600 • 1+1 9th Fl.  
Renovated, balcony, jetliner views Beverly Hills to Downtown.

• DIANA COOK •  
468 N. Camden, BH 90210  
2DianaCook@gmail.com  
310-344-0567

270  
CONDOS  
FOR SALE

### Century City Le Parc

• 2 Bd. + 2 1/2 Ba.  
Formal Dining Room  
Move-In Perfect  
\$2,750,000

### Park Place

• 2 Bd. + 2 Ba.  
Penthouse  
Upgraded,  
Downtown LA Views  
\$1,499,000

• 2 Bd. + 2 Ba.  
Fixer  
Good Location  
\$879,000

Call Broker:  
• 310-557-1900 •  
DRE# 02094774



288  
REAL ESTATE  
SERVICES

### Steve Thornberry Your Australian Realtor



Palm Springs & Surrounding Areas.  
Ramsey Realty  
310/801-4145  
SteveThornberry.com  
Steve@SteveThornberry.com  
DRE #02010582

435  
GUESTHOUSE  
FOR RENT

### GUESTHOUSE FOR LEASE Windsor Square

English Garden, Private Entry, Total Remodel, New Kitchen, Bath w/ Spa Tub, Hardwood & Tile Floors, Central Air & Heat, Washer/Dryer. No Dogs or Cats.  
• All Utilities Paid •  
\$2,400/Month

Call Peter:  
323/939-2446

www.  
beverlyhillscourier.com

# Classifieds

440  
UNFURNISHED  
APTS/CONDOS

## BEVERLY HILLS

344 S. Spalding Dr.  
Across Beverly High  
3 Bdrm.+2 Bath  
\$3,950/Month  
Quiet 4-unit bldg.

Lrg. 1,800sf. 1st fl. unit,  
modern updated kitchen  
+ quartz countertops, hrwd.  
flrs., washer/dryer, interior  
courtyard exclusive to unit.  
310/488-9993

## PRESTIGIOUS WILSHIRE CORRIDOR Westwood Condo

10535 Wilshire Bl, 90024  
18<sup>TH</sup> fl. • 2 Bd.+2 Ba.

## Remodeled Jr. Penthouse

1,037sf. • \$3,850/Mo.

## Full Service Bldg.:

pool, spa, sauna, gym, tennis,  
bbq, rec. rm., 24-hr security,  
gated prkg (2), concierge.

## Call / Text Joan:

310/714-2151

Keller Williams Realty Westside  
Ca/DRE #01827638

## BEVERLY HILLS

TOTALLY REMODELED  
2 BD. + DEN + 2.5 BA.

New kitchen, all new  
appliances and new  
flooring. Bar, central  
air/heat, 2 balconies,  
in secured gated  
building with 2 parking.  
\$3,300/MO.

Call 310/721-3769

## 100 S. DOHENY

1 BDRM, 1.5 BATH

24-hr. security, swimming  
pool, tennis court, gym,  
upgraded high-rise bldg.

## Next to

Four Seasons Hotel

\$2,975/MO.

310/892-4166

## BEVERLY HILLS ADJ.

911 WOOSTER ST.

1 BDRM. + 1 BATH

with hardwood floors,  
laundry facility and  
parking in secured  
building. \$1,800/MO.  
Minimum 1 year lease.

Call 805/379-2000

440  
UNFURNISHED  
APTS/CONDOS

## FOR LEASE

\*BEVERLY HILLS\*  
8725 Clifton Way  
1 Bd+Den+2 Ba



\* CHARMING & BRIGHT \*  
Lrg unit, balcony, walk-in  
closet, intercom entry,  
laundry fac, elevator, prkg  
• 310/276-1528 •

## BEVERLY HILLS

218 S. Tower Dr.

~ SINGLE ~

~ 1 Bd+1 Ba ~



*Old World Charm!*  
Bright, intercom entry,  
fridge, stove, laundry fac.

Pets Considered

323/651-2598

## BEVERLY HILLS

GREAT LOCATION!

320 N. La Peer Dr.

2 Bd+2 Ba

2 Bd+Den+2 Ba



Hardwood flrs., central  
air, pool, elevator,  
on-site laundry,  
intercom entry.

Pets Considered

• 310/246-0290 •

## BEVERLY HILLS

443 S. OAKHURST DR.

1 Bd.+Den+1 Ba.

2 Bd.+2 Ba.



Balcony, dishwasher,  
skylight, elevator,  
intercom entry, on-site  
laundry, parking.  
310/435-3693

468  
FASHION  
WANTED

## WANTED

CHANEL, HERMES,  
GUCCI, PRADA  
EXOTIC SKINS,  
AND ALL HIGH-END  
DESIGNER  
HANDBAGS,  
CLOTHING AND  
ACCESSORIES.

NEW, USED  
OR VINTAGE.  
BUY/SELL/CONSIGN  
TOP DOLLAR PAID

••• CALL •••  
310-289-9561

475  
ESTATE  
SALE

Estate/Moving Sale  
Sat+Sun • 9am-6pm  
11/06 + 11/07

*Vintage items:* furniture,  
appliances, bdrm. sets,  
record player, more.  
Electronics: tv's, boom-  
boxes, speakers, etc. Sofa,  
tables, chairs, crystal,  
china cabinets+content,  
clothes, entire home.

9378 W. Olympic Bl #C  
Corner Canon Dr.  
Everything Must Go!

## ADVERTISE

IN OUR  
SERVICE  
DIRECTORY

CALL US AT  
310-278-1322

588  
FINE ART/COLLECTIBLES WANTED

## WARHOL WANTED

### BUYING CONTEMPORARY ART

SIGNED ORIGINALS BY  
WARHOL-KUSAMA-HARING  
BANKSY-LICHTENSTEIN-KAWS  
HOCKNEY-RUSCHA-CONDO-ETC

DeCARRERA FINE ART  
DECARRERA1@gmail.com  
INSTAGRAM / DCFADVISORY  
310/303/4853

PROFESSIONAL APPRAISAL  
SERVICES AVAILABLE

ANTIQUES / JEWELRY  
BUY & SELL

## Beverly Hills Antiques.com

YOUR SOURCE FOR FINE ANTIQUES, OBJETS D'ART, JEWELRY & RARE ITEMS

## HIGHEST CASH PRICES PAID

ANTIQUES - OLD COINS - TIFFANY ITEMS PAINTINGS  
OBJETS D'ART - ESTATE JEWELRY: GOLD - DIAMONDS  
VINTAGE WATCHES - LALIQUE - ART GLASS - FINE  
PORCELAINS: MEISSEN - SEVRES - MARBLE STATUES  
BRONZE SCULPTURES - CLOCKS  
SILVER FURNITURE: FRENCH - ENGLISH - AMERICAN

ONE ITEM OR ENTIRE ESTATES PURCHASED  
FOR CASH PROMPT & CONSIDERATE RESPONSE  
TO ALL INQUIRIES. HOUSE CALLS OK

EXPERT PROFESSIONAL APPRAISALS & AUTHENTICATION SERVICES FOR  
ESTATES, PRIVATE COLLECTORS, DEALERS, COURTS, LAW ENFORCEMENT,  
IRS, MUSEUMS, AUCTION HOUSES, BANKS. 50 YEARS EXPERIENCE.

MICHAEL NEWMAN  
310.276.0188 | 818.888.9200

WWW.BEVERLYHILLSANTIQUES.COM



## JACK WEIR & SONS

Est. 1980

DIAMONDS & ESTATE JEWELRY

Due to current shortages we are  
now buying from the public.

We will pay you the highest price for  
your jewelry and pay you immediately.

Please call for a private appointment.

• 310-276-1280 •

8730 Wilshire Blvd. Suite #530, B.H.  
www.JackWeirAndSons.com

FLOOR COVERINGS

## CONTEMPO FLOOR COVERINGS, INC.



Flooring and Design Showroom.

Serving Southern California For 45 Years.

Knowledgeable Sales Staff

Retail and Open To The Trade

Hardwood Floors, Carpeting, Tile, Upholstery,  
Chemical Free Carpet and Interior Design

1888 S SEPULVEDA BLVD.

(across from Equinox)

310-837-8110

FREE MEASURE AND ESTIMATES

IRON / WOOD  
FENCE & GATES

## IRON GUYS



ARCHITECTURAL IRON GATES

BLACK MIRROR GATES

HORIZONTAL IRON ART

MODERN IRON WORKS

SECURITY FENCE AND GATES

IRON RAILS • STAINLESS STEEL CABLE RAILS

GATE OPERATORS • GATED COMMUNITY

WOOD AND IRON WORKS

www.ironguys.com

323-804-2578

MARBLE  
RESTORATION

## GOLD COAST ~ MARBLE ~

- Marble Polishing
- Sealing
- Floor Restoration
- Grout Cleaning

Call For Free Estimate:

• 818/348-3266 •

• Cell: 818/422-9493 •

• Member of BBB •

REAL ESTATE AGENTS/SELLERS,  
PREP YOUR PROPERTY.

# Create Your Own Story

HOLMBY HILLS



## Unique Development Opportunity

NEAR COMPLETION, WITH THE OPTION TO CREATE THE INTERIORS & LANDSCAPING OF YOUR DREAMS

SHOWN TO PRE-QUALIFIED BUYERS ONLY | CALL FOR DETAILS

**\$63,500,000**

**RICHARD MASLAN**  
310.435.2196

**JEFF HYLAND**  
310.278.3311

**HH HILTON & HYLAND**

**Forbes**  
GLOBAL PROPERTIES

**HILTONHYLAND.COM** | RICHARD MASLAN DRE 01304570 | JEFF HYLAND DRE 00389584  
©2021 Hilton & Hyland Real Estate, Inc. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property obtained from public records or other sources. Equal Housing Opportunity, DRE 01160681

IMAGE MAY NOT REFLECT CURRENT CONDITION OF THE PROPERTY.