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THE WEATHER, BEVERLY HILLS

☀️	Friday	83° 62°
☁️	Saturday	84° 64°
☁️	Sunday	85° 62°
☁️	Monday	80° 59°
☁️	Tuesday	73° 58°
☁️	Wednesday	70° 58°
☁️	Thursday	69° 57°

Academy Museum of Motion Pictures Officially Opens

BY SAMUEL BRASLOW

The long-awaited Academy Museum of Motion Pictures opened its doors to the public on Sept. 30 after several years of construction. The museum, dedicated to films and film culture, is the first of its kind in Los Angeles and the largest in the United States.

“The film industry and L.A. are synonymous,” Los Angeles Mayor Eric Garcetti said in a speech liberally sprinkled with film

puns. “We’re the epicenter, the chief cultural exporter in the world, and this Academy Museum will, from here to eternity, serve as that powerful symbol that L.A. is passionately invested in film.”

“This is more than an American beauty, it’s an international landmark,” he said. “The museum will be a beacon of inspiration to visitors from across our city, as far away as

Casablanca and beyond, shining a light on a much beloved art form.”

The seven-story, 300,000-square-foot museum in the Miracle Mile district opens with five exhibitions exploring the history of cinema.

(Academy Museum continues on page 15)



Los Angeles city officials join the Academy of Motion Picture Arts and Sciences to open the Academy’s new museum. Photo by Samuel Braslow

Planning Commission Recommends Approval of Housing Element

BY SAMUEL BRASLOW

The Planning Commission unanimously recommended that the City Council adopt the draft Housing Element, a crucial document that will determine the city’s housing and development policies for the next eight years. The vote now brings the Housing Element before the City Council to either approve or reject.

The members of the Planning Commission had glowing praise for the document. “I want to reiterate in the strongest possible terms that I think this is a magisterial work that has been undertaken by the staff,” said Vice Chair Thomas Hudnut.

Every eight years, cities and jurisdictions in California draw up a new Housing Element, a part of the City’s General Plan that considers the housing needs of the community

and anticipates how that need will change. At the center of the Housing Element is the Regional Housing Needs Assessment (RHNA, pronounced “ree-na”) number, an evaluation of the number of housing units needed in the state in the next eight years.

This is how the state comes up with that number. The State Department of Housing and Community Development (HCD) first determines the housing needs in each region of California by examining population data, and economic and demographic trends. The number that HCD calculates gets passed to a local regional planning agency that looks at more local data and distributes the total among its jurisdictions.

(Planning Commission continues on page 9)

BHUSD To Appoint Walker-Shuman Replacement

BY BIANCA HEYWARD

At its Sept. 28 meeting, the Beverly Hills Unified School District (BHUSD) Board of Education unanimously approved a weekly, on-site COVID-19 testing program for students attending in-person instruction and entering district owned or operated facilities. Effective Oct. 15, unvaccinated students will be tested once a week for COVID-19 and vaccinated students will be tested at random as needed by the district. The policy will be in place until further notice.

(BHUSD continues on page 11)

Courier Calendar

NOW-OCT. 17

THEATRE FORTY: "AS GOOD AS GOLD"
8 P.M. THUR.- SAT.
2 P.M. SUN.

The world premiere of the new comedy "As Good As Gold" is taking place at Theatre Forty. The play features three women screenwriters who, after being frustrated with the sexism they encounter in Hollywood, believe they have found the secret to success. Admission is \$36, and COVID-19 safety protocols will be in effect. <https://theatre40.org/>

NOW-OCTOBER

ROOFTOP CINEMA CLUB: SPOOKY OCTOBER PROGRAMMING

Rooftop Cinema "SIN-ema" Club debuts October programming, featuring Halloween films, at all Los Angeles locations. Events at the Drive-Up at Santa Monica Airport will include axe-throwing and an inflatable bounce house every Saturday. Guests can join the cast and executive producers of "One of Us is Lying," Peacock's new series, for an advance screening of the last two episodes of the series. At Rooftop Cinema Club El Segundo, there will be live DJ sets, pre-film trivia Thursdays, batting cages and rooftop yoga on Saturdays. Rooftop Cinema Club DTLA will host late night screenings. Locations will also include flick-or-treat with costume competitions and prizes and dog-friendly screenings. <https://rooftopcinemaclub.com/los-angeles/>

OCT. 1-2

JACOB JONAS THE COMPANY AND THE WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS: ACTIVATE LA

At Century Park in Century City from Oct. 1-2, Jacob Jonas The Company (JJTC) and The Wallis will present ACTIVATE LA. Non-traditional outdoor spaces will be transformed to open-air stages for a cultural experience of dance and live music. Other performances are scheduled on Oct. 22-24 at ROW DTLA and Nov. 12-13 at Water Garden in Santa Monica. ACTIVATE LA highlights two different programs of world premiere works. At Water Garden and Century Park, JJTC presents "At Work." At ROW DTLA, JJTC premieres "Juxtapose." <https://thewallis.org/ActivateLA>

OCT. 1-17

EL CAPITAN THEATRE: "HOCUS POCUS" AND "THE NIGHTMARE BEFORE CHRISTMAS"
10 A.M., 1 P.M., 4 P.M., 7 P.M., 9:55 P.M. (FRI. AND SAT. ONLY)

El Capitan Theatre is getting into the spooky season by presenting Disney's "Hocus Pocus." Before and after the show, guests can take pictures in a "Hocus Pocus" themed photo op with props from the film and specialty concession items. The mighty Wurlitzer organ will be played before the screenings on Friday and Saturday. From Oct. 8-17, the 27th annual presentation of Tim Burton's "The Nightmare Before Christmas" takes place with interactive 4D sensory effects and in 3D. Tickets are \$15 for adults and \$12 for children/seniors.

<https://elcapitantheatre.com/>

<https://www.fandango.com/el-capitan-theatre-acon/theater-page>

OCT. 1-31

LOS ANGELES ZOO: BOO AT THE L.A. ZOO

Boo at the L.A. Zoo is returning this season to the Los Angeles Zoo. The 31 days of hauntingly good times feature Halloween decor, an extinct-animal graveyard, a spooky stroll with photo ops and other wacky educational opportunities. On the weekends, there will be special animal feedings, take-home crafts and merry-not-scary entertainment. During the last two weekends of the month, the Zoo will have trick-or-treat candy stations dispersed throughout the grounds. All of the activities are included with the purchase of tickets for admission. www.lazoo.org/boo

OCT. 1-31

KING GILLETTE RANCH: "NIGHTS OF THE JACK" IMMERSIVE HALLOWEEN JACK O' LANTERN EXPERIENCE
6-10 P.M.

For the fourth year, the "Nights of the Jack" Immersive Halloween Jack O'Lantern experience returns to King Gillette Ranch in Calabasas. A two-thirds of a mile immersive walking trail is filled with thousands of illuminated, hand-carved, and even giant pumpkins. Guests can drink hot cider or seasonal cocktails from the Spookey bar and enjoy festive fall treats while viewing the installations. General admission is \$39.99, and VIP tickets are \$59.99. <https://nightsofthejack.com/>

OCT. 1-NOV. 30

HOLOCAUST MUSEUM LA: "JACK BOUL: REFLECTIONS OF A POST-WAR EUROPE"

"Jack Boul: Reflections of a Post-War Europe" opens at Holocaust Museum LA. The exhibition of postwar work by artist Jack Boul conveys his emotional reaction to the horrors he was confronted with as a GI in World War II. His work not only illustrates the depression and loss but also the unbelievable resilience and survival that was too difficult to express in words. Boul was drafted into the United States Army in 1945 and stationed at a German Prisoner of War camp near Pisa, Italy. He created this series after studying the official World War II photographs at the National Archives. The collection

was shown at Washinton's Corcoran Gallery of Art in 2000 and then donated to Holocaust Museum LA. Reservations are required, but admission is free to California residents and students.

<https://www.holocaustmuseumla.org/post/jack-boul-exhibit>

OCT. 1

THE FORD AND LA PHILHARMONIC: VERSA-STYLE DANCE COMPANY
8 P.M.

Commissioned by The Ford and presented by the LA Philharmonic, Versa-Style Dance Company premieres its latest full-length work "Freemind Freestyle." The performance includes a variety of dance forms, ranging from Hip Hop to House, Whacking, Popping and Krump. "Freemind Freestyle" explores the idea of freedom: what restricts it and how to break free. The 65-minute production consists of high-energy, unadulterated movement and centers on the voices of the Black and Latinx communities.

<https://www.theford.com/events/performances/1186/2021-10-01/versa-style-dance-company-freemind-freestyle>

OCT. 2

THE WALLIS ANNEBERG CENTER FOR THE PERFORMING ARTS: ANNE AKIKO MEYERS AND FABIO BIDINI
7:30 P.M.

The world premiere of performances by classical virtuoso Anne Akiko Meyers on the violin, accompanied by Fabio Bidini on the piano, will take place at the Wallis Annenberg Center for the Performing Arts. They are the first artists to perform in front of an audience at the Bram Goldsmith Theater since the shutdown in 2020 by the pandemic. Meyers will play the world premiere of a new arrangement of Corelli's Sonata in D minor, Arvo Pärt's "Estonian Lullaby," Morten Lauridsen's "Sure on This Shining Night" and "Dirait-On," Beethoven's Sonata No. 5 "Spring," and Ástor Piazzolla's "Histoire du Tango." The prices of tickets range from \$39-\$99 per person. <https://thewallis.org/Meyers>

OCT. 2-30

SANTA MONICA PLAYHOUSE: "ALEICHEM SHOLOM: THE WIT AND WISDOM OF SHOLOM ALEICHEM"
7:30 P.M. SAT., 3:30 P.M. SUN.

Santa Monica Playhouse Jewish Heritage project features a live performance of the hit musical "Aleichem Sholom: The Wit and Wisdom of Sholom Aleichem." In its third sell-out year, the performance is in English with a taste of Yiddish as it follows the life of Yiddish story-teller Sholom Aleichem and his mesepoche. Written by internationally acclaimed duo Chris DeCarlo and Evelyn Rudie, with songs by Emery Bernauer, E. Rudie and Sholom Aleichem himself, the performance allows audiences to have an in-depth look at the joyous and poignant events that inspired the foolish philosophers, philosophical fools, comical shtetl folk and not-so-comical scoundrels that populated Sholom Aleichem's world.

<https://www.santamonicaplayhouse.com/aleichem-sholom.html>

OCT. 7

LOS ANGELES TIMES FOOD BOWL

Presented by City National Bank, the Los Angeles Times Food Bowl will begin on Oct. 7. The annual festival celebrating South California's dynamic food scene will include five dinner events at iconic locations in Los Angeles and Orange County. Each event will include a multi-course meal. At 5 p.m. on Oct. 7, at the Sepulveda Dam, Food Bowl and Outstanding in the Field will host the Los Angeles premiere of the documentary "Man in the Field." Following the screening, Outstanding in the Field founder Jim Denevan and filmmaker Patrick Trefz will participate in a discussion panel. The Oct. 9 event celebrates women in food and farming; the Oct. 12 event includes a sustainable seafood dinner; the Oct. 14 event will take place at The Ecology Center and the Oct. 16 event will celebrate Los Angeles' food scene at Paramount Pictures Studios. <https://lafoodbowl.com/>



ANDREW JONES AUCTIONS

AUCTIONEERS & APPRAISERS

October 10

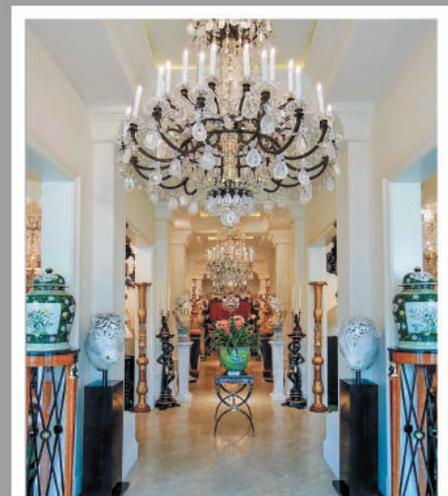
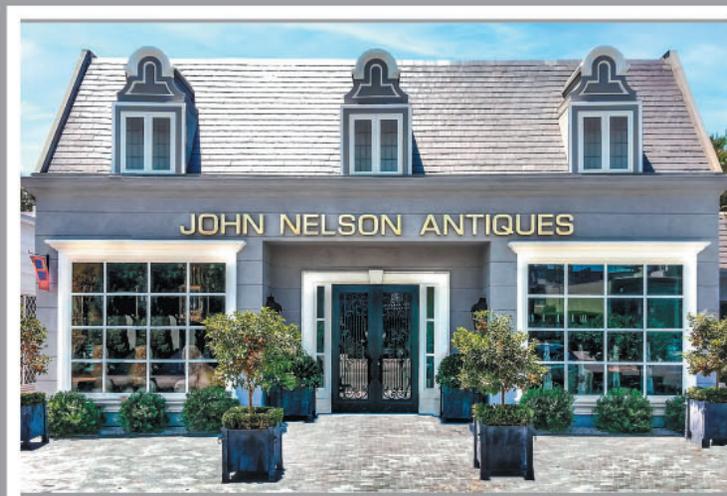
The Collection of Lady Victoria White



The collection of Lady Victoria White of Beverly Hills is best described as English country house meets California chic. The collection includes fine art by the likes of Sir Alfred Munnings and Andy Warhol, English and European antiques, fine silver and porcelain, Chinese works of art and whimsical accessories.

October 24

The John Nelson Collection



The first in a series of auctions dedicated to the John Nelson Collection will be a celebration of the unerring eye of a more than 50-year Los Angeles design and antiques institution, the man behind the eponymous John Nelson Antiques. The collection features Chinese porcelain, paintings, French decorative arts, sculpture, antiquities, Grand Tour objects, European furniture, mirrors and chandeliers.

To learn more about **Andrew Jones Auctions** and the two auctions planned for October 10 and October 24, please visit www.andrewjonesauctions.com
Phone 213.748.8008, email at: info@andrewjonesauctions.com

2221 S. Main St. Los Angeles CA 90007 | T: 213-748-8008 | www.andrewjonesauctions.com

Il Pastaio Watch Thieves Plead Guilty

BY SAMUEL BRASLOW

Three of the suspects charged in the high-profile robbery at Il Pastaio on March 4 have pleaded guilty. Khai McGhee, 18, Malik Lamont Powell, 20, and Marquise Anthony Gardon, 30, have all pleaded guilty to two counts of conspiracy to commit interference with commerce by robbery and one count of possession and use of a firearm during a crime of violence. Two other suspects in the crime remain at large. The development comes as another armed robbery took place within the Business Triangle on Sept. 22.

The three men involved in the Il Pastaio robbery are identified by law enforcement as members of the Rollin' 30s Harlem Crips street gang. According to an affidavit filed by an FBI special agent in support of the charges, Powell's car was used as the getaway vehicle. The affidavit states that a fourth accomplice surveyed the area around the Business Triangle before the group singled out Shy Belhassen and the Richard Mille watch on his wrist.

Belhassen told the Courier that he saw three men "running towards me with a gun" before the two unarmed men took his

\$500,000 watch. A third man held him at gunpoint. Belhassen fought back, saying that he "grabbed the gun" from the suspect and "fought him to the ground." In the ensuing scuffle, the gun went off and injured another patron who sustained a minor injury to her leg as a result.

The watch still has yet to be recovered, according to Beverly Hills Police Department (BHPD) Acting Captain Max Subin. Belhassen has offered a \$50,000 reward for its return.

McGhee and Powell submitted their pleas on Sept. 29, while Gardon pleaded guilty on Sept. 10. McGhee and Powell are scheduled to face sentencing on Oct. 14; Gardon's sentencing date is scheduled for Nov. 29.

On Sept. 22, two individuals were robbed at gunpoint by two suspects on the 300 block of North Beverly Drive. In the holdup, which happened around 9:30 p.m., the victims complied with demands and gave the suspects their watches and jewelry, according to Subin.

"Beverly Hills detectives are actively investigating this robbery," he said. ●

Holiday Banners Unveiled for Beverly Hills

BY BIANCA HEYWARD



As part of the 2021 holiday season decor, new seasonal street pole banner designs will be installed throughout the city this November. At the Sept. 27 Rodeo Drive/Special Events/Holiday Program Committee meeting, Council Liaisons Mayor Robert Wunderlich and Vice Mayor Lili Bosse reviewed and selected "Gifts from the City: Wrapped presents—from the city, with love" as a holiday design concept for the next three years.

The new designs feature playful text and photorealistic elements imposed over vibrant blues, pinks, greens, and oranges that aim to attract the attention of pass-through traffic. The city uses these high visibility outdoor advertisements to celebrate the season and encourage passersby to shop, dine and stay in Beverly Hills. The personalized pole banners include "Merry and Bright" with coral snowflakes, acorns, and wrapped gifts; "Festival of Lights" with a Hanukkah menorah and dreidels; "Christmas Delight" with gold ornaments and "Sparkle Tonight" with champagne bottles and flutes for New Year's Eve. On the opposite side of each design reads "xoxo BH" in gold lettering, with the

Beverly Hills shield's reflective gold texture amplified and the BOLD logo at the bottom. Pending approval from the full City Council on Oct. 12, the new designs will be installed citywide by Nov. 18—except for Rodeo Drive, which has its own holiday banners.

The street pole banners that are currently in place throughout the Business Triangle display the "Welcome to" banner campaign with images of the lily pond or a couple in a convertible driving down Rodeo Drive, among others. During the 2020 holidays, the #BHHealthyCity COVID-19 messaging banners were up, and holiday banners were not installed. In 2017, the BOLD Holiday banners were designed and used during 2017, 2018, and 2019.

"My goal is to have a similar experience as we did with the last BOLD banners, where it would last at least for three years, as well," Bosse said. "I think it's whimsical, and yet traditional. I find it interesting. I appreciate that you've taken the direction from the Council to make sure that we include Hanukkah, and that we have holidays." ●

A Fourth of BHFD Firefighters Seek Vaccine Exemptions

BY SAMUEL BRASLOW



Over 25% of Beverly Hills Firefighters are seeking religious exemptions for the COVID-19 vaccine.

Over 25% of Beverly Hills Fire Department (BHFD) firefighters have requested exemptions to the vaccination mandate for healthcare workers in California. As fully certified paramedics, firefighters in the city fall under the state's vaccine mandate, which

allows for exceptions only for certain medical situations and "sincerely held religious beliefs."

"If an exemption is approved, weekly COVID testing of those staff members not vaccinated will be mandatory per LA County Department of Public Health requirements. As we have from the beginning of the pandemic, the City will ensure compliance with the County's Health Order," said Chief of Communications Keith Sterling.

An email from BHFD Chief Gregory Barton to City Manager George Chavez obtained by the Courier reports that 25 firefighters out of the department's 97 have filed exemptions with the city, two citing medical reasons and 23 citing religious beliefs. (Vaccine Exemptions continues on page 13)

Gucci Osteria Beverly Hills Awarded a Michelin Star

BY ANA FIGUEROA



Gucci Osteria

Earning a Michelin star is a coup for any restaurant. To open at the outset of a pandemic and go on to earn that star is an especially impressive feat. The honor goes to Gucci Osteria Beverly Hills, the recipient of a coveted Michelin star in the 2021 edition of The MICHELIN Guide California.

Gucci Osteria joins a handful of Southern California eateries honored by the French tire company with their first star.

The success of the dining establishment atop the Gucci boutique on Rodeo Drive is a shining note in what was otherwise a bleak period for restaurants in Beverly Hills and globally. Gucci Osteria da Massimo Bottura opened in March 2020, promoting modern Italian cuisine reinterpreted with local Californian ingredients. Lombardy-born head chef Mattia Agazzi was brought in at the helm, under the guidance of Italian superstar chef Massimo Bottura.

Bottura's acclaimed Osteria Francescana in Modena, Italy holds three Michelin stars. His original Gucci Osteria, in Florence, has earned one. But, he may be most known to many Americans from his engaging turns in

Netflix's "Chef's Table" and "Master of None."

Agazzi was previously sous chef at the Osteria's Florence outpost. In Beverly Hills, he has made a name for himself with cooking that Michelin describes as "at once whimsical and grounded."

Agazzi is proud of what the Michelin star means for Beverly Hills.

"Hopefully, it highlights what a great place it is, with a vibrant and diverse culinary scene. Our menu is rooted in this location, from the local suppliers we've discovered and started to build relationships with to the local farmers' markets. The menu is Italian, but it uses primarily local ingredients with a few specific products from Italy. It's important to me that the restaurant has its own identity and that we are connected to Beverly Hills," he told the Courier.

Agazzi also described what diners can look forward to at Gucci Osteria this fall.

"As our menu is seasonal, we will introduce a few new dishes this fall using more autumnal produce, including squash and nuts. At the moment, I'm discovering and tasting lots of different types to see which will work best. We also plan to introduce apples to the menu. In the North of Italy, where I come from, apples are very common, but the Californian varieties like the rosehip apple are much more flowery in taste. So, we're experimenting and looking at ways to use this in a new dessert. Apart from the menu changes, our plans this fall are to continue growing as a team. We only opened Gucci Osteria in February 2020, so there's lots more we want to develop and create." ●

Former MCA Headquarters Granted Historic Status

BY SAMUEL BRASLOW



The MCA/Litton Headquarters Complex on 360 North Photo by Samuel Braslow

The Beverly Hills City Council has designated the MCA/Litton Headquarters Complex on 360 North Crescent Drive as a local landmark, placing it on the Beverly Hills Register of Historic Properties. The move, voted on unanimously by the Council on Sept. 21, affords special protections to the building

and provides incentives to the owners to preserve it.

The building came into existence in 1938 when Jules Stein, ophthalmologist and renowned talent agent, commissioned Beverly Hills Master Architect Paul Revere Williams to construct a space for his growing firm, Music Corporation of America (MCA). Williams designed an elegant English Georgian Revival complex more suggestive of East Coast old money than Los Angeles's prevailing, laid back Art Moderne style.

The complex changed hands in 1964 to defense contractor Litton Industries, who reengaged Williams to design a second, larger three-story addition. The complex is currently owned by private equity investment firm Platinum Equity, which, according to city staff, "meticulously maintains the buildings and manicured grounds." ●

First Thursdays to Launch in Beverly Hills on Oct. 7

The Next Beverly Hills (Next BH) Committee will kick-off its new program series, "First Thursdays" on Oct. 7 from 7-9 p.m. The initiative marks an effort to energize the streets of Beverly Hills and attract residents and visitors to shop and dine locally.

"This program will bring vibrancy and vitality to our city and I look forward to seeing it expand as a way to increase the visibility of Beverly Hills' nightlife," said Beverly Hills Mayor Bob Wunderlich.

After the launch, "First Thursdays" will take place the first Thursday of each month from 5-9 p.m. Participating businesses around the city will offer incentives such as complimentary items, discounted goods or services, extended Happy Hours or specialty menus. The city's trolley, which suspended its operations due to the COVID-19 pandemic, will relaunch on Oct. 7 and run continuously on "First Thursdays" on a 40-minute curated route.

"I'm thrilled to see 'First Thursdays' come to life next week on Thursday, October

7th," said Chair of the Next Beverly Hills Committee, Noelle Freeman. "On behalf of the Next Beverly Hills Committee, I want to thank the City Council for its unanimous and enthusiastic support of this innovative idea and I want to thank all of our partners, businesses and city staff who are working to make this a reality and a success. We invite our residents and all of our visitors to come and enjoy our businesses and our community on this First Thursday and every subsequent First Thursday. We look forward to seeing you there."

The city of Beverly Hills and Next BH will be working closely with the Beverly Hills Chamber of Commerce throughout the duration of the program series, scheduled through mid-2022.

Businesses who wish to participate can email nextbh@beverlyhills.org. For more information and to view the hop-on, hop-off trolley map, visit beverlyhills.org/firstthursdays. ●

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Friday Night Lights in Beverly Hills

BY SAMUEL BRASLOW



Project Angel Food Executive Director Richard Ayoub with co-hosts Josh Flagg and Melissa Rivers.

After a year and a half of delaying and deferring social events, Beverly Hills broke its long pandemic fast on Sept. 24 with two in-person gatherings to support charitable causes and the arts. Local real estate agent Josh Flagg (of TV's Million Dollar Listing Los Angeles) hosted dinner at his home to support Project Angel Food, a charity that delivers meals to people diagnosed with HIV/AIDS and others too sick to feed themselves. Only blocks away, equally well-dressed guests attended "The Wallis Delivers: Al Fresco Night," a star-studded evening gala honoring the city and benefitting The Wallis Annenberg Center for the Performing Arts' artistic,

education and outreach programs. Both black-tie events required guests to submit proof of vaccination.

The Project Angel Food benefit, co-hosted by Flagg and friend Melissa Rivers, saw 120 guests sit down for a \$1,000-a-plate dinner, participate in an auction, and listen to music by Grammy-nominated musician Taylor Dayne. The event had initially been scheduled for March 2019 before home remodeling derailed it for the first time. A second attempt ran headfirst into the brick wall of COVID-19. But with over 80% of Beverly Hills vaccinated with at least one dose of the vaccine and the summer Delta variant surge subsiding, Flagg put the soiree back on the calendar. "Two and a half years later, dinner is finally served," he joked.

Project Angel Food executive director Richard Ayoub told the Courier that the event—the non-profit's first in 19 months—represented a celebration of weathering unprecedented times. Project Angel Food saw "explosive growth" in clientele, eight in 10 of whom rely on the organization for daily sustenance. But through all the shortages and shocks, he said, "We never left. We had to keep our doors open."

(Dinner, incidentally, came courtesy of

former Project Angel Food board member Chef Wayne Elias of Crumble Catering, who gave guests the option of stuffed chicken breast, braised short ribs, or soy citrus tofu, with dessert choices including chocolate raspberry ganache cake with gold leaf and Meyer lemon curd tart with meringue and fresh berries.)

At The Wallis, guests gathered in the courtyard for an evening of food (catered by Wally's) and music. The night was hosted by lauded performer and director Debbie Allen and headlined by Paris Hilton, who deejayed a set of music. In addition to

Hilton, the event included entertainment by Grammy-nominated R&B artist Sheléa, soprano Camille Zamora, and jazz pianist Connie Han.

The event saw in attendance the Beverly Hills City Council, including Councilmember John Mirisch. "It was great to be back at The Wallis for live entertainment. Entertainment, including live entertainment, is such an important part of our community and hopefully we'll be able to enjoy a lot more live entertainment in the next year," Mirisch told the Courier. "We really missed it." ●



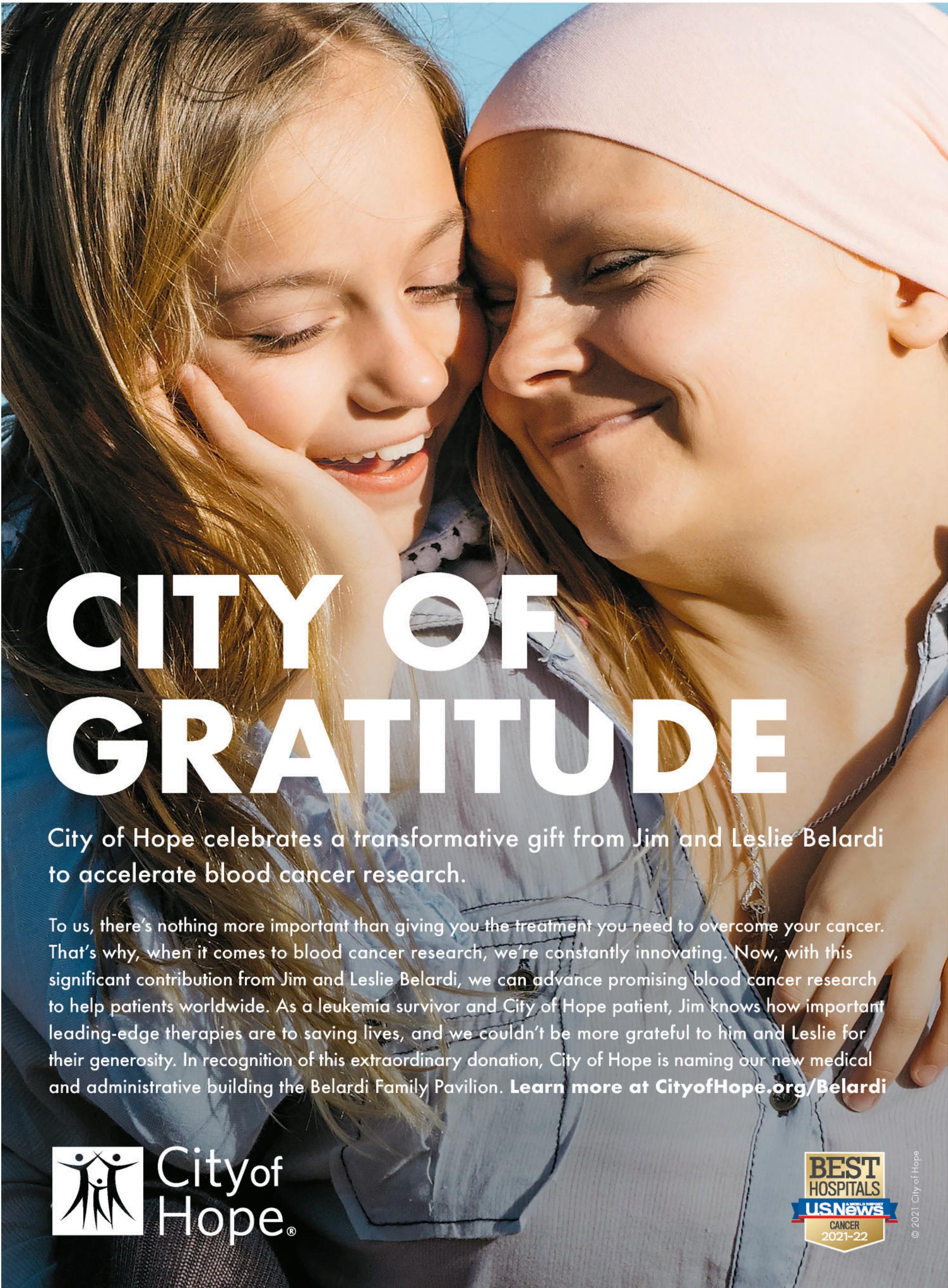
Shoshana Bean performs against a starry backdrop at The Wallis.

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CITY OF GRATITUDE

City of Hope celebrates a transformative gift from Jim and Leslie Belardi to accelerate blood cancer research.

To us, there's nothing more important than giving you the treatment you need to overcome your cancer. That's why, when it comes to blood cancer research, we're constantly innovating. Now, with this significant contribution from Jim and Leslie Belardi, we can advance promising blood cancer research to help patients worldwide. As a leukemia survivor and City of Hope patient, Jim knows how important leading-edge therapies are to saving lives, and we couldn't be more grateful to him and Leslie for their generosity. In recognition of this extraordinary donation, City of Hope is naming our new medical and administrative building the Belardi Family Pavilion. **Learn more at CityofHope.org/Belardi**



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NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 12, 2021 at 7:00 p.m., or as soon thereafter as the matter may be heard**, will hold a public hearing to consider:

AN AMENDMENT TO THE GENERAL PLAN TO ADOPT AN UPDATED HOUSING ELEMENT FOR THE 6TH CYCLE PLANNING PERIOD FROM 2021 TO 2029; AND THE REVIEW OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE UPDATE TO THE HOUSING ELEMENT

City Council Study Session: In addition to the public hearing held at 7:00 pm, **the City Council will begin the discussion regarding the Housing Element document during its study session meeting on October 12, 2021 at 2:30 PM.** The study session will entail a preliminary discussion and opportunity for City Council questions related to the Housing Element, however, any formal action on the Housing Element will take place at the formal meeting at 7:00 PM.

The Project involves the amendment of the City's General Plan to adopt an updated Housing Element for the next planning period from 2021 to 2029. No physical development nor construction is currently proposed as part of the Project. The Housing Element is a planning document, which contains programs and policies to guide housing development in the City. The Housing Element includes the following topics: analysis of the City's demographic characteristics and housing needs; evaluation of resources and opportunities available to address housing needs; analysis of potential constraints to meeting the City's housing needs; a review of the City's accomplishments during the previous planning period; and updated policies and programs intended to address the City's housing needs for the next 8 years. Additionally, the updated Housing Element discusses how the City's land use and zoning regulations and programs will accommodate the City's Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and which includes housing at various levels of affordability. As such, the Housing Element may call for changes to the land use and zoning regulations in the City, but will not approve specific development projects. The Project area covers the entire City of Beverly Hills, since the Housing Element addresses housing conditions throughout the City. The City Council will also review and consider adoption of an Initial Study/Mitigated Negative Declaration prepared for the Project. The revised Housing Element document is available at: www.beverlyhills.org/housingelementupdate.

The Planning Commission reviewed the revised Housing Element document at its September 23, 2021 meeting, and unanimously adopted a resolution recommending the City Council's adoption of the Housing Element as modified in response to comments from the State Department of Housing and Community Development and adoption of a Mitigated Negative Declaration and mitigation monitoring and reporting program.

ENVIRONMENTAL REVIEW

The City of Beverly Hills has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills is the lead agency, pursuant to the California Environmental Quality Act (CEQA), and is responsible for the preparation of

the IS/MND. The Project description and location are described above. Comments on the Draft IS/MND will be accepted through October 11, 2021. The document is available at www.beverlyhills.org/environmental. If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

The initial study analysis indicates that the Project would not result in significant impacts to Agricultural and Forestry Resources, and Mineral Resources, and less than significant impacts, with certain mitigations, related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. **Accordingly the City Council will consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in conjunction with the proposed project.**

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETINGS

Pursuant to Assembly Bill 361, and in the interest of maintaining appropriate social distancing, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference, and members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: 310-288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210). To Watch Video Live use <http://beverlyhills.org/live> or On-Demand use <http://beverlyhills.org/citycouncilmeetings>.

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

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. If there are any questions regarding this notice, please contact **Chloe Chen, Associate Planner** in the Planning Division at **(310) 285-1194**, or by email at cchen@beverlyhills.org.

HUMA AHMED
City Clerk

  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) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

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(Planning Commission continued from page 1)

In 2019, as cities across California grappled with soaring rents and an ongoing homelessness crisis, HCD announced an ambitious goal of about 3.5 million new units over the new Housing Elements cycle. What trickled down to Beverly Hills: a hotly contested 3,104 units, more than half of which must be affordable. (In comparison, in the last housing cycle, Beverly Hills' allotment was only three.)

But as Principal Planner Timothea Tway made clear to the Commission, "RHNA represents a planning target for new residential growth and not a building quota." In order for HCD to certify the city's Housing Element, it must prove to the state agency that the city's housing and development policies as detailed in the Housing Element could allow for the development of 3,104 units.

Critics of the RHNA allotment have described the number as unreasonably high, citing the city's lack of undeveloped land and high property values as impediments to that level of growth. To get around this for the next cycle, the Housing Element proposes that the city will reach its RHNA number through two main sources: mixed-use housing and accessory dwelling units (ADU).

While the city has been in the thick of the Housing Element process for nearly a year now, the Planning Commission's hearing marked only the second time the commission had reviewed the draft. Including the staff report, supplemental material and

appendices, the total paperwork before the Planning Commission totaled more than 700 pages.

In addition to the draft itself, the packet of information given to the Planning Commission also included the responses to the draft by HCD, the state agency in charge of certifying the Housing Element. The agency generally commented on the lack of a timeline for certain programs offered in the draft, said Tway. The state also wrote that they would like to see additional steps taken for extremely low-income households and special needs households.

The comments repeatedly mention the city's obligation to "affirmatively further fair housing," which Tway explained "means taking meaningful actions in addition to combating discrimination that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunities based on subjective characteristics."

In response to these comments, the city made numerous updates to the draft to more robustly address concerns around inclusivity in Beverly Hills. The revised Housing Element would commit the city to working with a consultant to develop a fair housing action plan by 2023. City staff involved with housing and other relevant departments would receive annual fair housing training under the element. Beverly Hills would also launch a website with information on fair housing resources.

But the city also responded to HCD by

saying that "the primary barrier to fair housing in the city is high housing costs, which has affected limiting access by lower income households in the city, and there's no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue," Tway said.

The city also made changes to the Housing Element to encourage construction of more ADUs. Under the Housing Element, the city would allow ADUs above existing garages and create "by right" pre-approved ADU plans. The city would revisit the regulations in 2025 to assess whether more needed to be done.

The Commission addressed questions to the possible consequences of SB 9 ("the hippopotamus in the bathtub," according to Ostroff). The recent legislation, which Gov. Gavin Newsom signed into law Sept. 16, could potentially impact the city's housing stock by allowing the development of duplexes on qualifying single-family lots. Given the timing of the law, the current draft does not take its potential impact into account.

But according to Director of Community Development Ryan Gohlich, the city can satisfy its RHNA obligation without looking to the new law. "I think there are still a lot of unknowns about it at this point, probably a lot of legal arguments about how the law gets applied, and there may also be challenges to the law. I've heard everything from legal challenges to potential ballot initiatives for the coming year."

When asked by Commissioner Peter Ostroff about the likelihood of certification,

John Douglas, a land-use consultant for the city, said he could not answer. He did hazard a note of caution, though. "We're into a new world in terms of housing, completely different than anything I've seen in the previous cycles that I've worked in," he said. "I would not be surprised to see many cities not receive certification of their first submitted adopted housing element."

Douglas pointed to the region that includes San Diego, which is six months ahead of Beverly Hills in its housing element process. Of the 19 jurisdictions in that area, only a few of them have received certification, he said.

State law sets a "due date" of Oct. 15 for adopting the Housing Elements. There is no automatic consequence for missing the due date, but if the city fails to do so, "the city must prepare a subsequent update to the housing element in four years, rather than eight years," Douglas said.

The City Council will review the draft at its Oct. 12 meeting, where the body will decide to approve or reject the document. ●

Jewels

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(BHUSD continued from page 1)

The Board also voted 4-0 in favor of filling Tristen Walker-Shuman's vacant seat by appointment, instead of holding a costly special election. Walker-Shuman, former Board of Trustees Vice President, resigned from her seat on Sept. 22 after weeks of controversy surrounding her residency status.

The last board member election held during a regular election, in November of 2020, cost the district approximately \$49,875. According to Education Code Section 5091(a)(1), a governing board has 60 days from the date of the vacancy or the filing of a deferred resignation to either make a provisional appointment or order a special election to fill the vacancy, which would be paid for by the district. Eligible candidates must be 18 years of age and a citizen of the state; a registered voter; a resident of the school district; not an employee of the school district (or the employee must resign before taking office) and not otherwise disqualified from holding office. While there is no specific process identified in the law concerning how potential candidates should be vetted, Board Bylaw 9223 states: "The Board shall accept nominations for Board membership at a public meeting and shall select the provisional appointee from among these nominees by a majority vote."

"I have no one in mind, and I'm going to be very open minded when it comes to selecting a new person," BHUSD Board President Rachelle Marcus told the Courier. "I'm looking for someone that comes in with some knowledge of the school district, so

that they can fill in very quickly, someone who is able to make independent decisions, and someone who can work well with all the members of the school board. They don't have to agree with them, but they have to be able to work with them." The appointed candidate will serve for the rest of Walker-Shuman's term, which expires Nov. 8, 2022. According to Marcus, this will be the fourth provisional appointment the Board will make. The district is expected to solicit candidate applications by advertising in local media as early as next week. A provisional appointment can be rejected with a petition signed by 1.5% of registered voters in Beverly Hills.

The issue of Walker-Shuman's residency surfaced after an anonymous complaint sent on Aug. 26 alleged that Walker-Shuman had moved from Beverly Hills to Pittsburgh in August, thus disqualifying her from the position.

Regarding Walker-Shuman's resignation, Board member Noah Margo said, "I look to our community now and ask what we can learn from this unfortunate situation, whether you agree or not, with the events that led to our current vacancy."

Margo continued, adding, "Based on the true evidence, what happened here isn't a good thing. As part of our reflection and analysis, it's important to consider the motivations that led here. Why would certain community members work so hard to disrupt a school board that has voted unanimously 99 percent of the time? Who ultimately stands to gain from disrupting your united

school board in a time of pandemic and educational progress? I can only speculate as to the answers to these important questions."

COVID-19 Guidance

Last week, the Los Angeles Department of Public Health (Public Health) released updated guidance that gives school districts the option to allow unvaccinated students who have come into contact with a positive COVID-19 case to continue attending in-person classes under a modified quarantine (MQ). In order to qualify, the following criteria must be agreed on: the exposure took place in a school setting, supervised by school staff; the exposed student and the person with a COVID-19 diagnosis both wore a mask consistently and correctly during the entire exposure period, including outdoor exposures; they must test twice weekly during MQ; they will have a visual identifier, such as a sticker or wristband to notify staff of their MQ status; they can only participate in regular school curriculum/instruction provided during school hours and no after-hours sports or activities; they must wear a mask at all times, indoors and outdoors; and they must eat and drink six feet away from other students. Under the new guidelines, the district will allow unvaccinated students who have been exposed to another student positive with COVID-19 as a close contact to immediately return if they're eligible through a modified quarantine.

"That is the most significant shift in all of the LA County Department of Public Health protocols in the last 18 months," BHUSD

Superintendent Dr. Michael Bregy said. "Having students that have been exposed to the virus, who obviously have a higher risk of transmitting COVID-19 than students that do not, and allowing these students back onto our campus, raises the responsibility for all of our staff to ensure that these rules are followed for those families that choose this brand-new modified quarantine option."

Those who don't feel comfortable adhering the requirements do not have to participate in MQ. According to Bregy, as of Sept. 24, 16 out of the 79 school districts in Los Angeles County, including BHUSD, have adopted the option of a modified quarantine. "So far, we have not had any families say no to modified quarantine," Bregy added. As of Sept. 29, there are seven positive active cases of COVID-19 among students and two among staff.

"I advocate for any decision that we can make that would protect not only students' health first, but keeping schools open as well," Margo said. "I think that that is mandatory in keeping people mentally healthy during this pandemic, making sure that school is still an option."

Regarding the new testing policy for students, Bregy said, "As the pandemic continues, we need to continue the layers of protection that we have for our students." While details about what types of PCR tests being offered have not been released, Marcus told the Courier there will be "options."

The next BHUSD Board of Education meeting will be held virtually on Oct. 12 at 5 p.m. ●



In Memoriam Blanca Roven

The American Friends of Bar-Ilan University expresses profound sorrow upon the passing of Blanca Roven at the age of 104. Blanca was one of the original founders of the West Coast Friends of Bar-Ilan and her legacy is felt throughout the campus in the many projects she initiated.

The Milan Roven Library in the Jewish Studies Department and the Milan Roven Chair in Talmud were just two of the many projects that she sponsored, along with countless scholarships for deserving students. She visited the campus on numerous occasions.

Blanca was pre-deceased by her oldest son, Fred. May her son Charles, her daughter Jennifer, her grandchildren, Daryn, Allison, Rebecca, Tali and Sam, and her great-grandchildren all be comforted among the mourners of Zion and Jerusalem.



American Friends of
Bar-Ilan University

Ron Solomon
Karen Paul-Reuven
8730 Wilshire Blvd. Suite 550
Beverly Hills, CA 90211
AFBIU.org • 310-652-3601

499 N. Canon Dr.
Suite 400
Beverly Hills, CA 90210
310-278-1322
Fax: 310-271-5118
BEVERLYHILLSCOURIER.COM

Publishers

Lisa Bloch
John Bendheim

Chief Content Officer

Ana Figueroa

Staff Writers

Samuel Braslow
Bianca Heyward

Contributing Writers

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Birthdays



JOYCE PARTISE
October 1



GWEN STEFANI
October 3



JADE MILLS
October 5



MARILYN STAMBLER
October 5



LILI BOSSE
October 6



PENNIE DOBKIN
October 6



MATT DAMON
October 8



TONY SHALHOUB
October 9



Astrology

BY HOLIDAY MATIS

TODAY'S BIRTHDAY (Oct. 1). You'll work toward something you want, and then the universe shows you an even better fit. It won't require more effort, just different effort. You'll be enlivened by a challenge. You'll make a system out of the solution that will be helpful to others. New thought and fitness patterns raise the amount of fun in your world. Gemini and Aquarius adore you. Your lucky numbers are: 4, 44, 41, 20 and 15.

ARIES (March 21-April 19). You don't approach relationships like an investor approaches the stock market, with an eye constantly out for the return. You're a giver, so you give. The winds of love will distribute your offerings perfectly.

TAURUS (April 20-May 20). What do you want to be known for? The answer to that question has changed many times over the years and is changing you still. Today brings novel and bright new ideas on the subject.

GEMINI (May 21-June 21). Space and silence can be a healing gift to a relationship. Long conversations are

apt to get off track, so keep it brief, say what you need to say, and then leave and let it sink in.

CANCER (June 22-July 22). You shouldn't have to power through an endeavor on your willpower alone. Demand something of the venture. Is it exciting enough to pull you forward? Momentum is easy when the job fits with your life and interests.

LEO (July 23-Aug. 22). The past has your attention like a spell. Break the hold it has over you by freshening up your environment. Different and new surroundings will sing out to you, "Welcome to today!"

VIRGO (Aug. 23-Sept. 22). No one is born strong. Strength is weakness handled proactively. You've lifted much in this lifetime and gotten stronger with each effort. You'll do it again today.

LIBRA (Sept. 23-Oct. 23). You've seen plenty around here, and you're ready to see what's over there. This appetite for adventure, being stronger than usual, is going to take some planning to execute, and that will be half the fun.

SCORPIO (Oct. 24-Nov. 21). You've a multifaceted skill set. When you don't get the chance to use some of these skills for too long a time, you start to feel diminished. Want a

spiritual lift? Seek opportunities to exercise your competence.

SAGITTARIUS (Nov. 22-Dec. 21). The inherent chaos of human connection is bound to create a mess sooner or later. Would you really want it any other way? Today's madness is poetry in motion. It will even seem to rhyme.

CAPRICORN (Dec. 22-Jan. 19). The old vaudevillians had it right. A three-step process helps the show along quite nicely. First, tell them what you're going to do. Next, do it. Finally, tell them what you did. Cue the applause.

AQUARIUS (Jan. 20-Feb. 18). How do you buy time? In the case of library fines and overdue credit cards, you can buy it with money. But in most other cases, time is bought with charm. Your charisma will get you as much of someone's time as you want.

PISCES (Feb. 19-March 20). You are as worthy of the best things in life as any king, queen or saint. The question is, what constitutes a "best thing"? Love's gaze tops the list. Currently, the most splendor-per-inch will be found in the eyes of another.



Neo is a Pom-Chi mix who weighs five pounds and is two years old. He is such a sweet boy, and needs a new home. If you can give Neo a place in your family, please call Shelter of Hope at 805-379-3538.

www.shelterhopepetshop.org

(Vaccine Exemptions continued from page 4)

As of press time, the city's Director of Human Relations and a member of the City Attorney's Office were in the process of interviewing those seeking exemptions.

In an interview with the Courier, Deputy Fire Chief Joe Matsch emphasized the department's safety record over the last 18 months. "We have had zero cases of COVID transmission from a first responder to a patient," he said. "It is because we have that level of PPP protection when we go into somebody's home, because we do screening twice a day, because we do contact tracing."

He acknowledged the fractiousness of the current moment and asked for patience from the community to allow the process to unfold. "Let's see what happens after it works through the process. We can make informed decisions at that point," he said.

Matsch said he had 100 Johnson & Johnson vaccines "ready to go" and felt optimistic about where things would land. "You're going to see firefighters making decisions that are best for the community, best for their families, and best for themselves."

Currently, no major religious denominations oppose COVID-19 vaccinations. Pope Francis has declared getting vaccinated a "moral choice because it is about your life but also the lives of others." The Christian Science Church, a proponent of prayer as an alternative to medicine, has remained neutral on the vaccine, counseling practitioners to have "respect for public health authorities and conscientious obedience to the laws of the

land, including those requiring vaccination."

But for a religious belief to qualify as "sincerely held," it need not stem from organized religious doctrine, according to Professor of Law at the University of California Hastings College of the Law Dorit Reiss, who writes about vaccine law. While difficult to police what constitutes a valid religious belief, the city can assess whether an employee's belief seems genuine—especially if the city believes that the high number of requests indicates non-religious motivations on behalf of some of the firefighters.

The city's task is made more difficult, Reiss said, by the way that the vaccine has been politicized. Anti-vaccine groups have sought to obfuscate the borders of ideology and religion, holding workshops to coach vaccine objectors on how to seek exemptions, she said.

Already, according to Matsch, firefighters in Beverly Hills are required to receive certain vaccines as a condition of employment. This could prove an obstacle for those claiming religious opposition to only the COVID-19 vaccine. Matsch could not name the specific vaccines at the time of the interview.

Other municipalities around the country have raised eyebrows at their own high levels of religious exemption requests. The president of the civilian Los Angeles Police Commission called the more than 2,600 religious exemptions filed by Los Angeles Police Department officers "extremely dubious." Nearly 11% of Los Angeles city employees have indicated plans to seek a religious exemption. ●



The Beverly Hills Fire Department will resume its **Emergency Preparedness Training**

in-person through CERT (community emergency response team) on the following dates this October 2021:

WEDNESDAY 6, FROM 6 PM TO 9 PM	SATURDAY 9, FROM 8 AM TO 11 AM
WEDNESDAY 13, FROM 6 PM TO 9 PM	SATURDAY 16, FROM 8 AM TO 11 AM
WEDNESDAY 20, FROM 6 PM TO 9 PM	SATURDAY 23, FROM 7 AM TO 1 PM



www.beverlyhills.org/certsignup



The City's Next Beverly Hills Committee will launch 'First Thursdays,' a new monthly program series aimed at increasing the visibility of Beverly Hills' nightlife.

Held on the First Thursday of each month, participating businesses will offer incentives such as discounted goods, extended Happy Hours or specialty menus.

Kick-Off:

October 7, 2021
7 p.m. - 9 p.m.
*each month moving forward will be 5 p.m. - 9 p.m.



The City's Trolley will run throughout the City on curated routes as part of the program.

To learn more, visit beverlyhills.org/firstthursdays

Hop-on, Hop-off TROLLEY ROUTE





The museum's first visitors take in scenes from classic cinema at the Stories of Cinema exhibit. Photo by Samuel Braslow

(Academy Museum continued from page 1)

Guests can explore a collection of pre-cinematic optical toys and step into the world of acclaimed Japanese filmmaker Hayao Miyazaki. Stories of Cinema, the core exhibition, will offer perspectives on filmmaking past and present.

It also includes an immersive experience offering guests a chance to step onto the stage of the Dolby Theater and accept a

genuine Oscar. Unfortunately, the 15-second event does not leave much time for delivering an acceptance speech.

The Miyazaki exhibit, the museum's first temporary installation, immerses guests in the world of the director's visionary storytelling and idiosyncratic animation. Visitors make their way through multiple rooms full of original imageboards, production cels, and concept art while projectors beam scenes from his movies onto surrounding

walls. The exhibit provides a microscopic view of Miyazaki's process and a broad-level perspective of his stunning career.

Mike and Kris Kolker described the exhibit, housed on the third floor of the Saban Building, as "astonishing"—with one caveat. "I'm old enough that, as a little kid, I came into this building," Mike Kolker told the Courier. "I'm a little disappointed that none of the original architecture is here.

Guests can also glimpse archival collections from cinematic classics, such as storyboards and screenplays from iconic films like "Psycho" and "When Harry Met Sally." The Moviemaking gallery will have a collection that takes viewers behind-the-scenes of "The Wizard of Oz." The museum displays a vast array of artifacts and information that explores every facet of the moviemaking process, with exhibits on sound design, makeup artistry, special effects, and costume design.

The museum will also serve as a space for movie-oriented activities and events. The museum will host family education events, including family studio activities, school tours, and teen programs.

The museum will also host film screenings in the 1,000-seat David Geffen theater and 288-seat Ted Mann Theater. Some screenings will include discussions with filmmakers and actors. The David Geffen theater will open with a special screening of "The Wizard of Oz" accompanied live by the American Youth Symphony and conducted by David Newman.

"We're finally returning to a community life after such a long and painful and traumatic year," Garcetti said. "It feels like the perfect moment for Angelenos to come together safely to celebrate, to find our soul, to know who we are. And nothing reveals more about who we are than the arts, especially movies." ●

QUESTIONS? COMMENTS? CONCERNS?

THE COURIER WANTS TO HEAR FROM YOU!

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T.S. No.: 9462-6087
TSG Order No.:
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A.P.N.: 4331-
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SALE YOU ARE IN
DEFAULT UNDER
A DEED OF TRUST
DATED 06/08/2006.
UNLESS YOU
TAKE ACTION TO
PROTECT YOUR
PROPERTY, IT
MAY BE SOLD AT
A PUBLIC SALE.
IF YOU NEED AN
EXPLANATION OF
THE NATURE OF
THE PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT
A LAWYER. Affinia
Default Services, LLC,
as the duly appointed
Trustee, under and
pursuant to the power of
sale contained in that
certain Deed of Trust
Recorded 06/15/2006
as Document No.:
06-1317253, of Official
Records in the office
of the Recorder of
Los Angeles County,
California, executed
by: KEYVAN KHADEM
AND AFSANEH
KHADEM, HUSBAND
AND WIFE AS JOINT
TENANTS, as Trustor,
WILL SELL AT PUBLIC
AUCTION TO THE
HIGHEST BIDDER
FOR CASH (payable
in full at time of sale
by cash, a cashier's
check drawn by a
state or national
bank, a check

drawn by a state or
federal credit union,
or a check drawn by
a state or federal
savings and loan
association, savings
association, or
savings bank
specified in section
5102 of the Financial
Code and authorized
to do business in this
state). All right, title
and interest conveyed
to and now held by
it under said Deed of
Trust in the property
situated in said County
and state, and as
more fully described
in the above refer-
enced Deed of Trust.
Sale Date & Time:
11/04/2021 at 10:00
AM Sale Location:
Behind the fountain
located in Civic
Center Plaza, 400
Civic Center Plaza,
Pomona, CA 91766
The street address
and other common
designation, if any,
of the real property
described above is
purported to be: 121
SOUTH PALM DRIVE
#305, BEVERLY
HILLS, CA 90212 The
undersigned Trustee
disclaims any liability
for any incorrectness
of the street address
and other common
designation, if any,
shown herein. Said
sale will be made in
an "AS IS" condition,
but without covenant
or warranty, expressed
or implied, regard-

ing title, possession,
or encumbrances,
to pay the remaining
principal sum of the
note(s) secured by
said Deed of Trust,
with interest thereon,
as provided in said
note(s), advances,
if any, under the
terms of the Deed
of Trust, estimated
fees, charges and
expenses of the
Trustee and of the
trusts created by
said Deed of Trust,
to-wit: \$216,964.64
(Estimated). Accrued
interest and additional
advances, if any, will
increase this figure
prior to sale. It is
possible that at the
time of sale the open-
ing bid may be less
than the total indebted-
ness due. 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 prop-
erty. 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 informa-
tion 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

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for information regard-
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that are very short in
duration or that occur
close in time to the
scheduled sale may
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on the internet web-
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verify postponement
information is to attend
the scheduled sale.
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You may have a right
to purchase this prop-
erty after the trustee
auction pursuant to
Section 2924m of the
California Civil Code.
If you are an "eligible
tenant buyer," you
can purchase the prop-
erty if you match the
last and highest bid
placed at the trustee
auction. If you are an
"eligible bidder," you
may be able to purchase
the property if you
exceed the last and
highest bid placed at
the trustee auction.
There are three steps
to exercising this right
of purchase. First, 48
hours

after the date of the
trustee sale, you can
call 916-939-0772, or
visit this internet web-
site www.nationwide-
posting.com using the
file number assigned
to this case, 9462-
6087, 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 trust-
ee. 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 trust-
ee 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 bid-
der," you should con-
sider contacting an
attorney or appropri-
ate real estate profes-
sional immediately for
advice regarding this
potential right to pur-
chase. If the Trustee
is unable to convey
title for any reason,
the successful bidder's
sole and exclusive
remedy shall be the
return of monies
paid to the Trustee
and the successful
bidder shall have
no further recourse.
Affinia Default
Services, LLC 301

E. Ocean Blvd. Suite
1720 Long Beach,
CA 90802 833-290-
7452 For Trustee Sale
Information Log On
To: www.nationwide-
posting.com or Call:
916-939-0772. Affinia
Default Services, LLC,
Samantha Snyder,
Foreclosure Associate
This communication is
an attempt to collect a
debt and any informa-
tion obtained will be
used for that purpose.
However, if you have
received a discharge
of the debt referenced
herein in a bankruptcy
proceeding, this is not
an attempt to impose
personal liability upon
you for payment of
that debt. In the event
you have received a
bankruptcy discharge,
any action to enforce
the debt will be taken
against the property
only. NPP0395871
To: BEVERLY HILLS
COURIER 09/17/2021,
09/24/2021, 10/01/2021

WE FILE
& PUBLISH

DBA'S

For more info
call GEORGE at
310-278-132

Public Notices

**ORDINANCE
NO. 21-O-2845**

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE BEVERLY HILLS MUNICIPAL CODE REGARDING ASSIGNMENT OF PLANNING AGENCY FUNCTIONS RELATED TO DEVELOPMENT A G R E E M E N T APPLICATIONS

WHEREAS, California Government Code Section 65100 creates a "planning agency" in each city in California, and requires the legislative body of each city to assign by ordinance the functions of the planning agency to a planning department, one or more planning commissions, administrative bodies or hearing officers, the legislative body itself, or any combination thereof, as it deems appropriate and necessary.

WHEREAS, on November 5, 2019, the City of Beverly Hills adopted Ordinance No. 19-O-2792, amending section 10-1-102 of Chapter 1 of Title 10 of the Beverly Hills Municipal Code concerning the functions of the Planning Commission by adding a new paragraph I, as follows:

"I. Act as the City's planning agency and carry out the duties of the planning agency as set forth in State Planning and Zoning law, except that the City Council shall serve as the City's planning agency for purposes of reviewing real property acquisitions and dispositions for general plan conformity when conformity review is required by Government Code Section 65402, as it may be amended from time to time."

WHEREAS, pursuant to Government Code Section 65867, a planning agency is responsible for conducting a public hearing on an application for a development agreement to consider the adoption of such agreement.

WHEREAS, in order to simplify the City's development agreement applications and processes, the City Council opts to assign to itself the planning agency role of reviewing development agreement applications.

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

Section 1. This Ordinance was assessed in accordance with the authority and criteria con-

tained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The allocation of planning agency functions between the City Council and the Planning Commission constitutes an organizational and administrative action of the City that will not have a direct or indirect impact on the environment, and thus adoption of the ordinance is not a project for CEQA purposes. Even if it was a project, it can be seen with certainty that adoption of the ordinance has no possibility of having a significant effect on the environment. The City Council hereby finds that this ordinance is not a project, as defined in CEQA Guidelines Section 15378, and in the alternative that this ordinance is exempt from CEQA pursuant to Section 15061(b) (3) because it has no possibility of having a significant effect on the environment.

Section 2. The City Council hereby amends section 10-1-102 of Chapter 1 of Title 10 of the Beverly Hills Municipal Code by adding new language to subsection I to read as follows with all other provisions in Section 10-1-102 section remaining unchanged:

"I. Act as the City's planning agency and carry out the duties of the planning agency as set forth in State Planning and Zoning law, except that the City Council shall serve as the City's planning agency for purposes of (i) reviewing real property acquisitions and dispositions for general plan conformity when conformity review is required by Government Code Section 65402, as it may be amended from time to time; and (ii) holding public hearings on applications for development agreements to consider the adoption of such agreements as required by Government Code Section 65867, as it may be amended from time to time."

Section 3. 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, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 4. 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: September 21, 2021
Effective: October 22, 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

RYAN GOHLICH
Director of Community Development

VOTE:
AYES:
Councilmembers
Friedman, Gold, and
Vice Mayor Bosse
NOES: Councilmember
Mirisch and Mayor
Wunderlich
CARRIED

FICTITIOUS BUSINESS NAME STATEMENT 2021205180
The following is/are doing business as: **MANAGEMENT** 217 S. Carmelina Ave., Los Angeles, CA 90049; **Halsted, Inc.** 315 S. Beverly Dr. #210, Beverly Hills, CA 90212; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed July 2004: **Dan Halstead, CEO**; Statement is filed with the County of Los Angeles: September 14, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021205177
The following is/are doing business as: **BAILEY GROUP VIII DBA WASHINGTON PLACE APARTMENTS** 439 N. Canon Dr. #300, Beverly Hills, CA 90210; **Bailey Group VII LLC** 439 N. Canon Dr. #300, Beverly Hills, CA 90210; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed July 2021: **David J. Bailey, Manager**; Statement is filed with the County of Los Angeles: September 14, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021205175
The following is/are doing business as: **BEVERLY HILLS MOVIE STUDIO** 325 N. Maple Dr. #1903, Beverly Hills, CA 90213-1903; P.O. Box 1903, Beverly Hills, CA 90213; **William David Rojas** 325 N. Maple Dr. #1903, Beverly Hills, CA 90213-1903; The business is conducted by: **AN INDIVIDUAL**, registrant(s) has begun to transact business under the name(s) listed July 2021: **William David Rojas, Owner**; Statement is filed with the County of Los Angeles: September 14, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021205173
The following is/are doing business as: **RAINBOW GALLERY** 2860 Ontario St., Burbank, CA 91504; **BLSSD, Inc.** 2860 Ontario St., Burbank, CA 91504; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed August 2015: **Daniel Ravan, President**; Statement is filed with the County of Los Angeles: September 14, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021205183
The following is/are doing business as: 1) **LOVEOLOGY UNIVERSITY** 2) **SEXPERT MEDIA** 9903 Santa Monica Blvd. #822, Beverly Hills, CA 90212; **Kudos, Inc.** 9903 Santa Monica Blvd. #822, Beverly Hills, CA 90212; The business is conducted by: **A CORPORATION**, registrant(s) has **NOT** begun to transact business under the name(s) listed: **Dr. Ava Cadell, President**; Statement is filed with the County of Los Angeles: September 14, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021199099
The following is/are doing business as: **CITY VIEW** 22041 Clarendon St. #100, Woodland Hills, CA 91367; **City View Alf, Inc.** 22041 Clarendon St. #100, Woodland Hills, CA 91367; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed April 2016: **Yaacov Isaacs, President**; Statement is filed with the County of Los Angeles: September 07, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021193520
The following is/are doing business as: 1) **SCOUT HOUSE STUDIOS** 2) **VRSCOUT** 12575 Beatrice St. #H, Los Angeles, CA 90066; **Scout House, Inc., Which Will Do Business in California As Scout House Studios** 12575 Beatrice St. #H, Los Angeles, CA 90066; The business is conducted by: **A CORPORATION**, registrant(s) has begun to transact business under the name(s) listed February 2016: **Eric Chevallier, CEO**; Statement is filed with the County of Los Angeles: August 30, 2021; Published: September 24, October 01, 08, 15, 2021 **LACC N/C BEVERLY HILLS COURIER**

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

NOTICE INVITING PROPOSALS

Project: Beverly Hills High School South Campus Modernization Temp Ramp B1 to Moreno (Non-ADA)
Owner: Beverly Hills Unified School District
Lease / Lease Back Contractor: ProWest Constructors, CSLB #: 706619

PROPOSAL RELEASE #3

**PROPOSAL DATE: NOVEMBER 16, 2021
PROPOSAL TIME: 2:00 PM**

PROPOSAL PACKAGES

- 16 SWPPP / Erosion Control Implementation
- 17 SWPPP / Erosion Control Monitoring
- 18 Survey & Layout
- 19 Railings
- 20 Site Lighting
- 21 Earthwork
- 22 Site Concrete
- 23 Site Utilities

Submit sealed proposals to: ProWest Constructors, 22710 Palomar Street, Wildomar, CA 92595. For Proposals in the amount of \$150,000 and over, a Proposal Bond in the amount of 10% of the Lump Sum Base Price shall accompany the Proposal. For Lump Sum Base Price amounts of less than \$150,000, Proposal Bond shall not be required.

Proposal Documents available October 12, 2021, at IB Reprographics (951) 682-1850, www.ibrepro.com and www.BidMail.com.

One non-mandatory Job Walk has been scheduled for Wednesday, October 20, 2021, at 8:00 AM. ATTENDANCE IS HIGHLY RECOMMENDED. Participants shall meet at the ProWest jobsite trailer at Beverly Hills High School, 241 S. Moreno Drive, Beverly Hills, CA 90212.

This project consists of the construction of a new temporary concrete walkway / ramp from Building B1 to Moreno Drive and includes SWPPP implementation and monitoring, survey, site demolition, clearing and grubbing, earthwork, site utilities (storm drain), capping of existing irrigation lines, concrete ramp, over class II base material, galvanized handrails, and site lighting.

Prequalification of MEP Subcontractors. Each prospective Electrical, Mechanical, or Plumbing ("MEP") subcontractor holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and/or C-46 specialty licenses (as defined in Public Contract Code section 20111.6) planning to participate in bidding on certain public projects to be undertaken by the District, must be prequalified prior to submitting bids for such public projects. Pursuant to Public Contract Code Section 20111.6 bidders on all public projects using funds received pursuant to the Leroy F. Greene School Facilities ACT of 1998 or any funds received from any future state school bond that involve a projected public project expenditure of one million dollars (\$1,000,000) or more must be pre-qualified.

The purpose of the proposal is to enable ProWest Constructors to select the most qualified firm that provides the best value to ProWest Constructors and the District and with whom ProWest Constructors will subcontract. Based on the received proposals, ProWest Constructors will create a list of the highest-ranking respondents, based on a best value selection criteria and will identify the selected firm(s) to enter negotiations for specific scopes of work to be subcontracted. Formal award of any subcontracts will not occur unless and until the District has reviewed and approved the scope and price of the subcontracted work.

ProWest Constructors reserves the right to request additional information at any time, which in its sole opinion, is necessary to assure that a proposer's competence, business organization, and financial resources are adequate to perform the requested work. ProWest Constructors also reserves the right to reject any or all proposals and to waive any informality or nonsubstantive irregularity in any proposal.

Contact Lease / Lease Back Contractor, ProWest Constructors – (951) 678-1038 for further information.

Published: October 1, 8, 2021

Classifieds

PUBLIC NOTICES

Trustee Sale
No. 20-05-912
Loan No. 209465
Title Order No.
1567206CAD
APN 4341-028-016

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/21/2017. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 10/12/2021 at 11:00AM, Lender's Foreclosure Services as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 08/25/2017 as instrument number 20170968192 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Abraham Stuart Rubin and Annette Rubin, Husband and Wife, as Joint Tenants, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: As more fully described in said Deed of Trust.

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 715 North Alpine Drive, Beverly Hills, CA 90210.

** In addition to said Deed of Trust, two more Deeds of Trust were recorded concurrently to secure the same obligations described above, including a Deed of Trust dated August 21, 2017 executed by A. Stuart Rubin and Annette Rubin, husband and wife as community property with right of survivorship, as trustor, to secure obligations in favor of Preferred Bank, as Beneficiary Recorded on

PUBLIC NOTICES

08/25/2017 as instrument number 2017-0041123 of official records in the Office of the Recorder of Santa Barbara County, California, describing land therein: as more fully described on said Deed of Trust; and

A Deed of Trust dated August 21, 2017 executed by 1604 Sunset Plaza, LLC, a California limited liability company, as trustor, to secure obligations in favor of Preferred Bank, as Beneficiary Recorded on 08/25/2017 as instrument number 20170968189 of official records in the Office of the Recorder of Los Angeles County, California, describing land therein: as more fully described on said Deed of Trust.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$21,256,406.61 (Estimated).

Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

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,

PUBLIC NOTICES

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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Trustor, the Lender, or the Trustee.

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 (626) 579-5350 or visit www.superiordefault.com, using the file number assigned to this case 20-05-912. 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 (626) 579-5350, or visit this internet website [## PUBLIC NOTICES](http://www.superiorde-</p>
</div>
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fault.com, using the file number assigned to this case 20-05-912 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.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

09/16/2021
Lender's Foreclosure Services, As Trustee
Louisa Zavala, Trustee's Sale Officer

BHC 09/17/21, 09/24/21, 10/01/21

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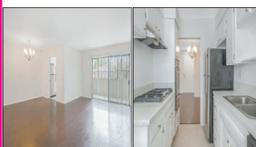
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