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THE WEATHER, BEVERLY HILLS

☀️ Friday	78° 60°
☁️ Saturday	77° 59°
☁️ Sunday	74° 58°
☁️ Monday	72° 58°
☁️ Tuesday	72° 57°
☁️ Wednesday	72° 58°
☀️ Thursday	75° 58°

Walker-Shuman Resigns From BHUSD School Board

BY SAMUEL BRASLOW

Tristen Walker-Shuman, the embattled Beverly Hills Unified School District (BHUSD) Board of Trustees Vice President, tendered her resignation on Sept. 22, ending weeks of controversy surrounding her residency status. The issue of Walker-Shuman's residency surfaced publicly last month. An anonymous complaint sent on Aug. 26 to multiple newsrooms and governmental

agencies claimed that Walker-Shuman had moved from Beverly Hills to Pittsburgh sometime that month. While the complaint argued that the alleged move disqualified Walker-Shuman for her position, the Vice President remained steadfast that she met the legal requirements for residency.

Walker-Shuman said in a statement that she opted to step down because of the

growing personal cost of the controversy and the cost to the district. "I am no longer willing to sacrifice my personal peace, my family or my time to oppose the current malign efforts.

(Walker-Shuman Resigns continues on page 3)



Tristen Walker-Shuman addressed allegations at the Sept. 14 board meeting.

California Has the Lowest COVID-19 Rate in the Country

BY CARL ROBINETTE

With new COVID-19 restrictions in effect this week for large events in California, the Golden State now has the lowest rate of new cases in the U.S., according to the Center for Disease Control and Prevention. As of Sept. 22, the weekly rate for the state was about 96 new cases per 100,000 residents.

This number makes California the only state in the nation to drop below what the CDC considers a "High" level of virus transmission. The decline in new COVID cases comes on the heels of a nationwide resurgence last month which health officials say was a result of the Delta variant.

Neighboring states, Oregon, Nevada and Arizona all have rates above 200. West Virginia fared the worst with a case rate that soared above the rest of the country

this week at more than 700 new cases per 100,000 people. In California, counties like Los Angeles and San Francisco helped the state fare better than the rest of the country by reenacting facial covering restrictions during the summer case spike, health officials say.

While a steady decline in new COVID cases in California is reassuring to many, the CDC still considers the state to have a "Substantial" rate of spread. California would have to cut its new cases nearly in half to be downgraded to a "Moderate" transmission level.

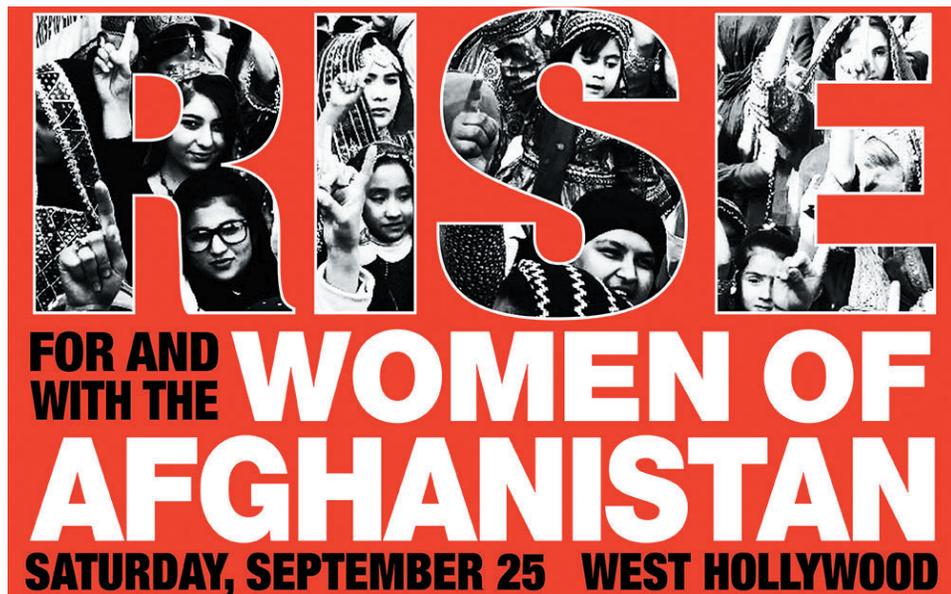
(COVID-19 Rate continues on page 7)

Council Considers Future of OpenBH

BY BIANCA HEYWARD

At its Sept. 21 Study Session, the Beverly Hills City Council approved the continuation of outdoor dining tents for Spago and Nusr-Et through March of 2022, while also keeping the existing OpenBH program in place through the end of the calendar year. With outdoor dining in high demand and businesses reporting increased economic value in the program, the Council explored viable long-term conversions of OpenBH.

(OpenBH continues on page 9)



NOW - OCT. 17

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

The world premiere of the new comedy "As Good As Gold" has taken place at Theatre Forty. Written by Marilyn Anderson, directed by Roger K. Weiss and produced by David Hunt Stafford, "As Good As Gold" 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 - OCT. 31

**THE HAMMER MUSEUM AT UCLA:
"HAMMER CONTEMPORARY
COLLECTION: BRIAN JUNGEN'S 'THE
EVENING REDNESS IN THE WEST'"**

The Hammer Museum at UCLA offers an exhibition by Brian Jungen. In "The Evening Redness in the West," the exhibition of consumer materials and goods addresses the legacy of colonialism and violence in Hollywood westerns. The exhibit is organized by Aram Moshayedi, curated by Robert Soros, and with curatorial assistant Nicholas Barlow.

<https://hammer.ucla.edu/exhibitions/2021/hammer-contemporary-collection-brian-jungen>

NOW - JULY 24, 2022

**GEFFEN PLAYHOUSE: IN-PERSON
PERFORMANCES**

Geffen Playhouse returns to in-person performances with its reimagined 25th Anniversary season, which will begin in the Audrey Skirball Kenis Theater with the West Coast premiere of "The Enigmatist." The next play to premiere is Dominique Morisseau's "Paradise Blue," the first production on the Gil Cates Theater stage since closures due to the pandemic in March 2020; the next will be "Power of Sail" with Tony Award winner Bryan Cranston, who will be leading the cast of Paul Grellong's play. Lindsay Joelle's "TRAYF" and Anna Ouyang Moench's "Man of God" will also be presented in the Audrey Skirball Theater.

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

SEPT. 24

**THE WALLIS ANNEBERG CENTER
FOR THE PERFORMING ARTS: AL
FRESCO NIGHT**
6 P.M.

The Wallis Annenberg Center for the Performing Arts presents a gala under the stars honoring the City of Beverly Hills. The evening's entertainment is hosted by Wallis Board Member Debbie Allen and will feature DJ Paris Hilton. Additionally, guests will enjoy performances by Grammy-nominated R&B singer/songwriter/keyboardist Sheléa, famed soprano Camille Zamora and jazz pianist/Steinway artist Connie Han. For more information, call 310-746-4000.

<https://www.thewallis.org/AlFresco>

SEPT. 25

**BEVERLY HILLS COMMUNITY FARM'S
FALL EQUINOX YOGA EVENT**
9 A.M.

Gather as a community with the Beverly Hills Community Farm team to say farewell to summer and set intentions for the fall season. Spiritual guru Dr. Azita will lead the class in yoga and breathwork. The class takes place at Circle Park. Bring your own yoga mat, water bottle and towel. This class will be a donation based practice. Suggested donation is \$20 (or more) to support the farm. Email jen@Beverlyhillscommunityfarm.org with any questions.

[Beverlyhillscommunityfarm.org](https://www.Beverlyhillscommunityfarm.org).

SEPT. 25

**RISE FOR AND WITH THE WOMEN OF
AFGHANISTAN**
12:30 P.M.

Join Afghan youth and activists in a day of global solidarity. Meet on the Sunset Strip and march to West Hollywood Park for a program featuring distinguished speakers such as Rina Amiri, Arash Azizzada, Ariana Delawari, Sultana Parvanta, Hameeda Uloomi and Madina Wardak. Dylan McDermott and additional speakers to be announced. The march begins at Sunset Spectacular, 8775 Sunset Blvd. and continues to West Hollywood Park, 647 N. San Vicente Blvd.

<https://www.onebillionrising.org/events/risela/>

SEPT. 25

**THE AUTRY: "IMAGINING THE WEST
IN MUSIC WITH RAYE ZARAGOZA"**
2 P.M.

The Autry in Griffith Park presents "Imagining the West in Music with Raye Zaragoza." Award-winning singer-songwriter Raye Zaragoza will be giving an exclusive outdoor special performance. She delivers powerful missives about embracing one's own identity and discovering the power behind it, across emotive, brisk and compelling folk melodies. A grant from the City of Los Angeles Department of Cultural Affairs has made this performance possible. Register on the website.

https://theautry.org/events/music-and-festivals/imagining-west-music-raye-zaragoza?mc_cid=6c87f302d9&mc_eid=f78392c343

SEPT. 25

**AMERICAN YOUTH SYMPHONY AT
ROYCE HALL: OPENING NIGHT
CONCERT**
7 P.M.

American Youth Symphony (AYS) returns to UCLA's Royce Hall under the baton of Music Director Carlos Izcaray. The 2021-22 season opening night concert program includes Izcaray's "Geometric Unity," Alberto Ginastera's "Variaciones Concertantes" and Beethoven's Symphony No. 4. The mission of AYS is to inspire the future of classical music, so it provides fellowships to virtuosic young adults and presents innovative, exceptional and free or low-cost concerts to the Los Angeles community. Tickets are available on a pay-what-you-can basis so everyone can attend.

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

SEPT. 25

**THE GREEK THEATRE: GLOBAL
CITIZEN LIVE**
7:30 P.M.

The Greek Theatre presents Global Citizen Live to call on global citizens, historic artists and leaders from around the world to defend the planet and defeat poverty. Airing on Sept. 25, the 24-hour event includes performers Stevie Wonder, Adam Lambert, Chloe x Halle, Demi Lovato, H.E.R., OneRepublic, Ozuna, The Lumineers and 5 Seconds of Summer. Tickets are on sale and range in price from \$55-\$350.

<https://www.ticketmaster.com/event/09005B239ACF254G7>

SEPT. 25 - 27

EAST WEST PLAYERS: "THE SITAYANA"

East West Players in partnership with EnActe Arts & Hypokrit Productions offers three virtual world premieres of "The Sitayana" (or "How to Make an Exit") by Lavina Jadhvani and directed by Reena Dutt. "The Sitayana" is a transposition of the Hindu epic The Ramayana told from Sita's point of view. Viewers can choose one of three unique incarnations of Sita, where they can hear her story, questioning traditional gender roles, subverting idealized views of femininity and centering Sita as a hero within her

own epic journey. The premieres are on Sept. 25-27, and the livestream will run through Oct. 17. Viewers must purchase the livestream and video on demand for \$9.99.

www.eastwestplayers.org

SEPT. 26

**PETSWAPP AND TUKKAMATE: PET
PAWTY**
11 A.M. - 4 P.M.

Pet Pawty presented by PetSwapp and TukkaMate will take place at Pan Pacific Park. PetSwapp and TukkaMate, which are both L.A.-based and female-owned, are hosting the event and bringing together pet charities, L.A.-based brands and furry friends to the Pet Pawty. It will be raising funds through a pet costume contest and raffle for the Labelle Foundation, The West L.A. Shelter, Boomer's Buddies and Comfy Carepacks. TukkaMate, Mr. Speck's Playhouse, Skoon Cat Litter, Saylor Pet Illustration, Nutrix Piu', DogTV, ModernBeast, Pet Releaf, Annie Brown and Tootsie Jewelry are the brands participating in the raffle.

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

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

SEPT. 30

**ACADEMY MUSEUM OF MOTION
PICTURES REOPENS**
10 A.M. - 6 P.M. SUN. - THURS.
10 A.M. - 8 P.M. FRI. AND SAT.

The reopening of the Academy Museum of Motion Pictures, the largest institution in America dedicated to exploring the arts and science of moviemaking and movies, will take place on Sept. 30. New programs include Stories of Cinema, Oscar Sundays, Family Matinees, Legacy discussion and In Conversation as well as Malcolm X in 70mm. There is also an immersive simulation where guests can feel as if they are walking onto the stage at the Dolby Theatre in Hollywood and accepting an Oscar. Tickets are on sale on the museum's website. The museum offers free admission to visitors 17 and under, and tickets are \$25 for adults and \$19 for seniors.

<https://www.academymuseum.org/en/tickets>

SEPT. 30

**CITY OF HOPE: SONGS OF HOPE
VIRTUAL CELEBRATION**
6:30 P.M.

City of Hope's 16 annual Songs of Hope partners with RWQuarantunes for a virtual celebration event presented by Facebook. The hosts of the event are Jimmy Jam, producer and songwriter, and RWQuarantunes' Richard and Demi Weitz, and Clive Davis, Smokey Robinson and surprise guests will be featured. The online celebration will highlight City of Hope's Division of Health Equities and innovative Department of Supportive Care Medicine.

<https://event.cityofhope.org/songsofhope>

(Walker-Shuman Resigns continued from page 1)

This manufactured issue has become an untenable distraction at a time when all of our efforts should be focused on servicing our students and recovering from the ongoing pandemic," she said.

"I have dedicated myself to tirelessly serving the district, our students and families for years at great sacrifice and personal expense. I am proud of the work accomplished over the last three years, BHUSD has never been in a better fiscal position, our construction program is humming, we have expanded pathways and opportunities for students in addition to supports through reconfiguration."

Walker-Shuman told the Courier that she plans to "continue taking care of my parents and family, finishing graduate school and advocating for education."

The news of the resignation first broke in a statement from Superintendent Dr. Michael Bregy, who did not allude to the circumstances of her departure. Instead, Bregy thanked her for her years of contributions to the district.

"Before her time on the Board of Education, she was instrumental in the reconfiguration of BHUSD in her capacity on the Future Focused Schools Team," Bregy said. "Mrs. Walker-Shuman has volunteered as a parent, community member, and finally a board member. Whether in the boardroom, construction site, or sidewalk assisting students with safe drop-off, the

impact Mrs. Walker-Shuman has had on BHUSD will always be remembered."

Bregy said that the district would communicate the next steps to the community regarding the vacancy "[i]n the coming days and weeks."

Walker-Shuman's term was scheduled to end in December 2022. According to the school board bylaws, the board must order a special election or make a provisional appointment to fill a vacancy that occurs four or more months before the end of a board member's term. This decision must be made within 60 days of the vacancy.

School Board President Rachelle Marcus, who at times found herself at heated odds with Walker-Shuman in the closing days and months of her tenure, reiterated Bregy's statement. She added: "Contrary to any other public statements given, Mrs. Walker Shuman's resignation reflects the facts and issues that were clouding her true residency and ability to legally serve on the board."

While questions about her residency had been circulating for months, the 21-page complaint included detailed allegations and exhibits. Among the documents were exhibits that appeared to indicate ownership of two properties in Pennsylvania by Walker-Shuman and her husband, David Shuman.

The District Attorney's Public Integrity Division, which receives complaints regarding public agencies, conducted a preliminary review of the matter to determine whether there was probable cause to believe that a crime had occurred. The District Attorney's

office told the Courier that the Public Integrity Division closed the matter and that no further action would be taken.

But even though the District Attorney's office determined the matter inappropriate for a criminal forum, the allegations nonetheless raised concerns among members of the community and the school board itself. In a closed session meeting on Sept. 14, the school board agreed to initiate an investigation with private counsel into Walker-Shuman's residency.

As recently as the public school board meeting that same day, Walker-Shuman rebuffed the complaint and the resulting questions as "a purely political stunt perpetrated by social terrorists designed to harass me by weaponizing my personal life."

Board member Noah Margo, largely seen as a supporter of Walker-Shuman throughout the ordeal, echoed Walker-Shuman's tone at its conclusion. "Whoever dares to claim victory from this tragic turn of events

has no idea what the community has lost," he told the Courier in a statement. "There is no doubt of the remarkable depth of Mrs. Walker-Shuman's service to our district, just as there is no doubt as to the motivations that drove the unvalidated accusations and the horrendous smear campaign that followed."

Board member Dr. Amanda Stern told the Courier that she wanted to "acknowledge that Ms. Walker-Schuman chose to return our focus to the needs of our students and the challenges of the pandemic."

"Her contributions and hard work will not be forgotten," she said.

Similarly, board member Mary Wells expressed gratitude to the outgoing Vice President's service. "I am pleased that the issues surrounding her residency will no longer concern the board, allowing the board to focus on the critical issues facing BHUSD," she told the Courier. ●

QUESTIONS? COMMENTS? CONCERNS?
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Sushi Fumi Suspects Charged With Anti-Jewish Hate Crimes

BY SAMUEL BRASLOW



Sushi Fumi

Los Angeles District Attorney George Gascón announced charges against two men suspected of targeting Jewish diners at a Westside restaurant in May. Gascón's office has charged Xavier Pabon, 30, and Samer Jayylusi, 36, with two felony counts of assault by means of force likely to cause great bodily injury. The charges also include hate crime enhancements. Both men have pleaded not guilty.

"A hate crime is a crime against all of us," Gascón said in a statement. "My office is committed to doing all we can to make Los Angeles County a place where our diversity is embraced and protected."

The incident took place amid a 15-day episode of armed conflict between Israel and Hamas, the militant Islamist group that controls the Gaza Strip. Los Angeles saw multiple rallies both in opposition and support of Israel's actions, both of which were overwhelmingly peaceful.

Pabon and Jayylusi took part in a pro-Pal-estine caravan on May 18. Members of the caravan made their way past Sushi Fumi, a restaurant located north of the Beverly Center. Cellphone video of the incident captures one of the protesters shouting from a jeep with a megaphone, "Israel kills children and women every day. You guys should be ashamed of yourselves." A diner yells back an expletive at the protester before the sound of breaking glass can be heard.

The frame of the video moves away from the action for roughly a minute. By the time it returns its attention to the opposing groups, members of the caravan have exited their vehicles and one of them appears to push a diner to the ground and kick him. As other members of the caravan begin to leave, another diner swings a stanchion at them, setting off a brawl.

Attorney Mark Kleiman, who represents

both defendants, pushed back against allegations that the men had said anything antisemitic. While eyewitnesses have claimed that the members of the caravan shouted antisemitic comments at the diners, Kleiman pointed out that no video evidence of that exists.

"Not one ounce of evidence that either of these guys said anything antisemitic at all," Kleiman told the Courier.

News of the charges came as a relief to members of the Jewish community. "We thank prosecutors from the Los Angeles County District Attorney's Office for filing hate crime charges in the heinous

antisemitic assault that occurred outside Sushi Fumi restaurant on La Cienega Blvd. that shocked Jewish communities in LA and around the world," said ADL Los Angeles Regional Director, Jeffrey Abrams. "Much work remains to be done in the fight against antisemitism and all forms of hate, and this is an important step towards justice."

Pabon and Jayylusi are scheduled to appear in court on Oct. 6 for a preliminary hearing. Kleiman said that the date will most likely get pushed back. ●

Former President George W. Bush Speaks in Beverly Hills

BY ALEJANDRO AVILA

Former President of the United States George W. Bush made an appearance in Beverly Hills on Sunday as a marquee speaker for the Distinguished Speakers Series of Southern California – a collection of speaking engagements welcoming notable figures in American culture. Featured speakers in the series include author Tara Westover, journalist Bob Woodward, historian Douglas Brinkley, comedian Jay Leno, activist Malala Yousafzai and the retired Commander in Chief.

President Bush spoke at the historic Saban Theatre – welcoming a near full capacity crowd to the 1,897-seat venue. Sunday's disquisition focused on "eight years in the Oval Office, the challenges facing our nation in the 21st century, the power of freedom, the role of faith and other pressing issues."

The hour-long symposium carried four core themes of the night – freedom, opportunity, responsibility and compassion – with Bush delving into each principle as a pillar for his decisions as a leader, through both moments of crisis and the halcyon days.

Leading the Oval Office from 2001-2009, the gamut of benchmarks under former President Bush included a nuclear treaty with Vladimir Putin, No Child Left Behind's federal hand in state education, the first presidential election in the 21st century to introduce hotly contested results and the attacks on 9/11.

Touching on "the most significant event of President Bush's tenure," the 9/11 attacks on the World Trade Center became a prominent focus of the featured series discussion – on the cusp of a nation grieving the tragedy's 20th anniversary. Leading up to his visit to Beverly Hills, Bush made an appearance at the Flight 93 National Memorial site in Shanksville, Pennsylvania to deliver a speech on the attacks. Per the Philadelphia Inquirer, President Bush recalled the somber events of 9/11 and even paralleled the dangers of international threats 20 years ago to Americans

present at the Capitol on Jan. 6 – a continuation of Bush's teetering support for the present-day GOP.

"We have seen growing evidence that the dangers to our country can come not only across borders but from violence that gathers within," said Bush. "There is little cultural overlap between violent extremists abroad and violent extremists at home. But in their disdain for pluralism, in their disregard for human life, in their determination to defile national symbols, they are children of the same foul spirit and it is our continuing duty to confront them."

The discussion on Sunday also drew some critics.

Reflections on the 9/11 attacks and ensuing military conflict in the Middle East incited a pugnacious critic in attendance. Bush attempted to quell tensions as former Iraq war veteran and political activist Mike Prysner shouted epithets from across the venue – drawing scattered boos from the crowd and security to escort the man out of the venue.

Representing the organization A.N.S.W.E.R. Coalition, a vehemently anti-war alliance, Prysner joined tens of protesters that gathered outside of Saban Theatre on Sunday. Anticipating the event, the group shared a strongly worded message on Twitter to rile up support:

"War Criminal and former President George W Bush is scheduled to speak in LA & LB on 9/19 and 9/20 as part of the Distinguished Speaker Series of Southern California. His presence is unwelcome and his characterization as 'distinguished' is laughable. ARREST BUSH NOW!"

In addition to Beverly Hills, Bush make a speaking appearance in Long Beach on Sept. 20. ●

TOO TOXIC TO TRASH

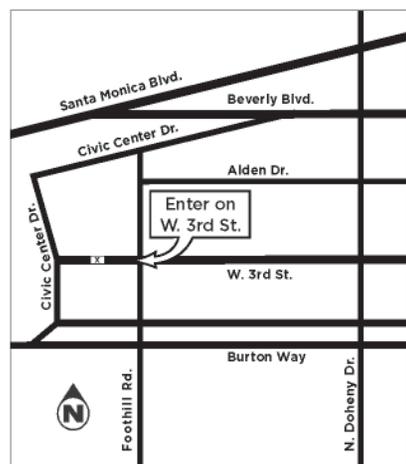
Household Hazardous Waste & Electronic Waste Drive-Thru Collection Event

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Beverly Hills City Streets
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www.CleanLA.com,
or www.lacsd.org/hhw

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You can also take your used motor oil to more than 600 oil recycling centers in Los Angeles County. Call 1(888) CLEAN-LA for a complete listing.

Crewes to Transition to New Role at The Wallis

BY ANA FIGUEROA



Paul Crewes

The Wallis Annenberg Center for the Performing Arts has announced that Paul Crewes is stepping down as Artistic Director at the end of the year. He will transition to the role of Artistic Advisor for the balance of The Wallis' 2021-2022 Season.

Crewes joined The Wallis in 2015 as its first Artistic Director. During his notable tenure, he has led the venue to national prominence with an exceptional range of programs and performances. During the past six years he has brought acclaim to The Wallis with groundbreaking work that celebrates and reimagines music, dance, theater, cinema and family programming.

"Paul Crewes has had an indelible impact on The Wallis, shaping its artistic mission and fostering new work on our stages while championing both established and emerging artists across genres," said Board Chair Michael Nemeroff. "The Wallis has benefitted beyond measure from his artistic guidance, staunch support and deeply felt passion. His visionary leadership has helped position The Wallis as one of the country's preeminent performing arts venues and has also helped bring attention to L.A.'s own deep pool of astounding artists. We appreciate Paul's vast contributions to The Wallis and his considerable impact on the arts scene locally and beyond. Through his work, he has touched the lives of so many people on both sides of the stage, leaving an enduring legacy, which we are delighted he will continue to nurture in his new capacity as The Wallis' Artistic Advisor."

"It has been a once in a lifetime opportunity to serve as Artistic Director of The Wallis," said Crewes. "The organization's Board, staff, supporters and audiences have

afforded me an extraordinary opportunity to think big, push boundaries, and help advance new artistic ideas and perspectives - all in a world class state-of-the-art venue in the heart of Beverly Hills. It's certainly not easy to step away from a job I love, but family considerations are taking me back to England. I've chosen to announce my departure now to ensure that The Wallis has ample time to evaluate next steps. When I assume the role of Artistic Advisor in January, I'll be working closely with Wallis staff to make sure the artistic elements put in place for the 2021-2022 Season, which is now fully programmed, continue running smoothly. Although I'm not saying a formal goodbye just yet, I absolutely want to acknowledge Michael Nemeroff, the Board of Directors, Rachel Fine, and all of my incredible Wallis colleagues who make it a joy to be part of The Wallis family."

Prior to joining The Wallis, Crewes was Chief Executive and Executive Producer of Kneehigh Theatre, the internationally recognized Cornwall, U.K. company, whose goal was to create "theater of humanity" with an ever-changing ensemble. He also worked throughout the U.K. in Producer and Executive Producer roles at The Lowry, Phoenix Dance Theatre, Jude Kelly's Metal, Crewes Gale Productions, which he formed, and West Yorkshire Playhouse, as well as serving as Production Manager at Theatre Royal and Director of Technical Training at London's Royal Academy of Dramatic Arts, with stints earlier at London Contemporary Dance Theatre, Paines Plough Theatre Company and Bristol Old Vic.

Crewes and his family plan to return to England. ●

Memorial Held for Mason Duncan-Book

BY BIANCA HEYWARD



The memorial service for Mason Duncan-Book took place Sept. 18

On Sept. 18, hundreds of people gathered at Roxbury Park to celebrate the life of Mason Duncan-Book, a fifth grader who passed away of leukemia in November of 2020. At age nine, Mason was diagnosed with T-Cell Acute Lymphoblastic Leukemia, which ultimately

spread to his lymph nodes and bone marrow. After undergoing several unsuccessful chemotherapy treatments, Mason tragically lost his battle with cancer at age 11. (Mason Duncan-Book continues on page 14)

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Emmy Pre-Party Honors Billy Porter

BY CAROLE DIXON



Daniel O'Day, Billy Porter and Christina Chiu Photo by Rich Fury/Getty Images

Kicking-off the Emmy Awards weekend, The Elizabeth Taylor AIDS Foundation honored Billy Porter, Dr. Anthony Fauci, amfAR and Sandra Thurman at The Elizabeth Taylor Ball to End AIDS fundraising gala in West Hollywood on Sept. 17. Rising singer-songwriter, Jake Wesley Rogers performed at the event. Rogers was joined on stage by Porter for the final song of the night—Madonna's "Like a Prayer."

The evening was supported by presenting sponsor, Gilead Sciences, Inc. with

additional support from BVLGARI and American Airlines.

During his speech, Billy Porter shared, "I came out in 1985. It was at the beginning of the AIDS crisis. We've been fighting for our lives ever since and I am proud to stand here, and I promise to be a warrior in the fight to end AIDS for as long as I have breath in my body."

Additional VIP attending the seated dinner and live auction with live auction with Christie's included Jacqueline Bisset,

Christine Chiu, Paris Jackson, Rita Ora, Rodney Peete, Darren Star, Quinn Tivey, Justin Tranter, Taika Waititi, Laela Wilding, Naomi Wilding, and Tarquin Wilding.

This year marks the 30th anniversary of The Elizabeth Taylor AIDS Foundation. The Host Committee included Dr. Gabriel and Christine Chiu, Colin Farrell, Aileen Getty, Sir Elton John and David Furnish, Whoopi Goldberg, Kathy Ireland, Earvin "Magic" and Cookie Johnson, Daniel O'Day, Elizabeth Segerstrom and Barbra Streisand.

The Benefit Committee included Wallis Annenberg, Angela Bassett, Carole Bayer Sager, Kate Burton, Alexandra Daddario, Jean-Paul Gaultier, Danai Gurira, Paris Jackson, Christian Lacroix, Judith Light, Catherine Opie and Julie Burleigh, Zac Posen, Zachary Quinto, Lorraine Schwartz, Omar Sharif Jr., Kerry Brown and Stacey Sher, Darren Star, Kimberly Steward, Lauren and Benedikt Taschen and Vanessa Williams. ●



Jake Wesley Rogers Photo by Rich Fury/Getty Images



Jacqueline Bisset Photo by Rich Fury/Getty Images

	Cases Per 100k Residents
High Transmission (Red)	100 or more
Substantial Transmission (Orange)	50 to 99.99
Moderate Transmission (Yellow)	10 to 49.99
Low Transmission (Blue)	0 to 9.99

Center for Disease Control and Prevention 4-Tier Ranking System

Center for Disease Control and Prevention ranks COVID-19 transmission rates on a 4-tier system. California is the only state in the country below a High level. Graphic by Carl Robinette

(COVID-19 Rate continued from page 1)

With the latest restrictions that took effect this week, state lawmakers are hoping to drive up vaccination rates as 99% of cases reported in the first half of this year occurred among unvaccinated people, state health officials say.

California is requiring proof of vaccination or a negative COVID test at indoor gatherings with more than 1,000 attendees.

Outdoor gatherings of 10,000 people or more, which the state calls “mega events,” are required to ask attendees if they are vaccinated, though proof is not required. Nearly 70% of eligible Californians are fully vaccinated, according to state data.

In Los Angeles County, stricter mandates are about to take effect on Oct. 7. The Department of Public Health will require proof of vaccination or negative test results

to attend both indoor and outdoor mega events. The county will require bars, wineries and breweries to check their indoor patrons for proof of vaccine or negative tests. It will also “strongly recommend” restaurants do the same for indoor dining.

The county rules will apply to Beverly Hills watering holes and restaurants, and it may apply to events like the Holiday Lighting Celebration if the order remains

in place by the event’s scheduled date of Nov. 18. The lighting celebration has hit the 10,000-person threshold in previous years, according to city staff.

A Beverly Hills initiative called First Thursdays starts the same night the new order takes effect. First Thursdays encourages businesses to offer discounts and other special offers on the first Thursday of every month in an effort to drive new excitement about nightlife in the city. While the county rule will not take effect until midnight on Oct. 7, it could affect bars that may be participating in the event that night.

In Beverly Hills, the city’s code enforcement division has been tasked with leading enforcement of the county order, city staff told the Courier. Beverly Hills Police Dept. will also assist in enforcement as police departments throughout the county are expected to enforce the new rules.

As of Sept. 22, Los Angeles County’s seven-day case rate was 14.9 per 100,000 residents while San Francisco’s was 10.8, San Diego’s was 19.1, Orange County’s was 10.4, and Ventura’s was 16.4.

While Beverly Hills has seen a relatively low number of total cases since the beginning of the pandemic, its rate of transmission is above neighboring cities, according to county public health data. Beverly Hills has seen a total case rate of 10,238 per 100,000 residents, West Hollywood has a rate of 9,510 and Santa Monica’s rate is 6,963. The City of Los Angeles has had a rate 14,582 since the pandemic started. ●

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PHILLIPS

Coveted on Rodeo Drive

BY KATHY GOHARI

Kathy Gohari is the president of the Rodeo Drive Committee, which represents the interests of retailers, hoteliers, and landowners housed on the luxury thoroughfare. A respected luxury expert, Gohari has held positions at Valentino, Christian Lacroix, Giorgio Armani and Dolce & Gabbana. She now serves as president of KG Relations, a luxury advisory firm. Gohari is a board member of The Beverly Hills Conference & Visitors Bureau and serves as liaison to the City of Beverly Hills. In 2019, she received the Beverly Hills Proclamation for Civic Duty. Gohari was born in London, England from Persian-descent and spent her early life in Canada and Italy before settling in Los Angeles.

The street is alive with local shoppers and international visitors returning to the experience of shopping in person again. Boutiques and businesses have not been holding back, activating the street with immersive installations, artist collaborations and pop-ups tailor-made for the City of Angels. One can sense a distinctly thoughtful approach to luxury and a new focus on how it fits one's lifestyle. Seasonal edits on the street certainly reflect this shift. Here are some of the highlights:

1. Launched in grand Cartier fashion with a who's who of edgy, creative types, the CLASH unlimited capsule collection punctuates the unconventional, genderless spiked CLASH de Cartier jewelry line with Tahitian pearls and onyx. Its elevated but unfussy armor is only conspicuous to those

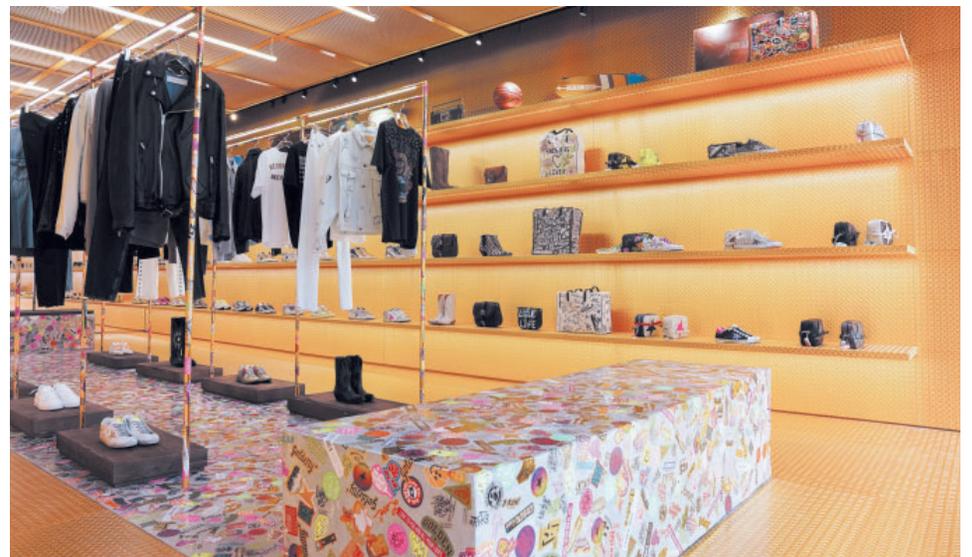
in the know.

Cartier Beverly Hills, 370 N. Rodeo Drive.

2. Zegna's Artistic Director Alessandro Sartori transforms the very concept of luxury with a Fall/ Winter 2021 "What Makes a Man" collection. Heavy on hybrid "luxury leisurewear," the pieces seem to be a direct response to how men live now. The house's use of fabric and its evolution towards a new generation of knitting techniques is impressive, enabling tailored looks marked by exquisite softness.

Ermenegildo Zegna, 337 N. Rodeo Drive.

3. To commemorate its 45th anniversary, MCM, a fashion house known for its logo driven accessories and apparel, opened a limited pop-up cafe on Rodeo Drive offering complimentary hand-crafted coffees and



Golden Goose on Rodeo Drive

refreshments. It's a new way to shop luxury that speaks to the social creatures in all of us. Inside, the new Vintage Jacquard pieces are the draw. The reimagined Visetos monogram is available in three colorways and employs a weaving technique traditional of the Bauhaus Textile School. The backpack is a back-to-school favorite.

MCM Flagship, 414 N. Rodeo Drive (Pop up open now through Sept. 30.)

4. Just dropped at the Harry Winston flagship store on Rodeo Drive in September is the collection of colorful, mood-boosting gemstones in the new, handmade high jewelry collection, "Winston With Love." Intended to chronicle the different emotional phases of love, L is for Light, O is for Obsession, V is for Vow, and E is for Eternity. Red rubellites, pink and blue sapphires, rubies and blue tanzanites are employed to create 39 unique ways to say, "I love you."

Harry Winston Beverly Hills, 310 N. Rodeo Drive.

5. To inaugurate the company's new two-story digs, Moncler, known for pushing the boundaries in luxury padded outerwear, is collaborating with L.A. artist Steven Harrington. Harrington created a limited-edition art toy Pupazzo in three colors and several large-scale in-store sculptures located in Moncler's spectacular, newly designed flagship boutique on Rodeo Drive.

Moncler, 328 N. Rodeo Drive.

6. Frette's sumptuous bedding suddenly seems essential for lazy mornings in bed. The new seasonal hues of aloe, amaryllis and dark azure evoke the calm of nature and these masterfully crafted linens even withstand the excited paws of four-legged family members. Matching, pure cashmere

throws lend texture and still more coziness. Frette, 445 N. Rodeo Drive.

7. Louis Vuitton's Savoie Faire event has landed in L.A. after wowing in Singapore and Milan. A capsule collection of iconic hard-sided trunks and the house's Objets Nomades lifestyle design will be shown at an exclusive private location and available for special order. In store now, however, is Virgil Abloh's Men's Fall-Winter 2021 collection-his sixth for the houses. Described as a scholarly exploration of unconscious biases, it lands with dramatic effect. The vivid injection of colored knitwear is just what the doctor ordered.

Louis Vuitton Beverly Hills, 295 N. Rodeo Drive.

8. Fashion insiders love the intimate inspiration behind the Christian Dior Caro bag, named after Monsieur Dior's nickname for his sister Catherine. Crafted in calfskin with Cannage stitching, the crowning touch is a clasp reminiscent of the seal on a Christian Dior perfume bottle. It's a true forever piece, available in scrumptiously deep fall colors.

Christian Dior, 309 N. Rodeo Drive.

10. A new arrival on the street is Italian fashion house Golden Goose, mostly known for its iconic sneakers. The 1,200 square foot store is inspired by the industrial origins and machinery-heavy town near Venice, where the brand was born. There are plans to periodically drop local exclusives as well as more radical designs conceived by the brand's Italian design team. The store carries the full women's, men's and kid's collections along with accessories and small leather goods that will only be available at the Rodeo Drive boutique.

Golden Goose, 238 N. Rodeo Drive. ●

FALL SEASON BEGINS OCT 2!



Anne Akiko Meyers



Ory Shihor

OCT 2
Anne Akiko Meyers, violin
with Fabio Bidini, piano
On This Shining Night:
An Evening of Premieres

OCT 7
Ory Shihor, piano
Beethoven:
Darkness and Light

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(OpenBH continued from page 1)

Businesses such as restaurants, retail salons, and faith-based organizations participating in the program will be able to continue outdoor operations until Dec. 31, with expedited permits and fees waived.

The City Council directed staff to create a process for converting the temporary no-fee OpenBH program parklets and expanded outdoor dining uses into a long-term, fee-based program for review again this December. Considerations include timelines for approval of temporary to long-term conversions, which would be implemented throughout 2022 and creating a draft guide of design standards for parklets that would be developed using an existing contracted design firm, with outreach to stakeholders and OpenBH program participants. Additional considerations include the process for reviewing and approving parklets; code changes necessary to approve conversions; a new scaled fee structure depending on size of expansion; parklet fees and adjustments to open air dining sidewalk fees, including annual lease costs. In moving forward, the Council will split into two subcommittee groups: one would be focused on broader policy considerations, including code and fee structure changes, and another focused on design and operating standards.

In total, 134 businesses have utilized the OpenBH program since it began in June of 2020. Currently, there are 88 businesses in the program, and 30 outdoor dining street parklets. With lost revenue from

waived permit fees, parking meters, and absorbing one-time traffic control costs, the fiscal impact of the current no-fee OpenBH program comes out to around \$1.4 million each year.

During the public comment period, business owners, restaurant staff, patrons, residents, stakeholders, and more expressed support for OpenBH, while also highlighting concerns about parking, noise, safety, and accessibility. President and CEO of the Beverly Hills Chamber of Commerce, Todd Johnson, expressed continued support for the program and recommended removing noticing requirements for permanent outdoor dining, establishing a fee structure and more.

“Certainly, we need to continue this program in its current form until three months after permanent design standards are in place,” Johnson said. “And something that certainly everyone knows, that sitting outside and enjoying the weather that we have is wonderful, there are some loud cars that go up and down the street.”

Shallom Berkman, owner of Urth Caffé, requested that the Council continue the OpenBH program through 2022, in order to recoup losses incurred from 2020. “The outdoor seating is truly enjoyed by the community,” Berkman added. “I get numerous comments from the community about how much they love the parklet seating, and everyone hopes that it will continue.”

“I do think we need to improve the crowd control,” Spago General Manager Steve Scott Springer said. “Sometimes when

volume increases, the crowd control can get a little out of control.” Springer shared he has seen an increase in marijuana smoking, adding “we don't want our guests walking through all of that.”

“We are hopeful that the OpenBH program remains in effect for at least another year, and that Spago and other businesses can recoup their substantial investments in creating outdoor dining,” Barbara Lazaroff, co-owner of Spago, said. “We accept that when construction commences for the North portal on Beverly, the Canon art wall will need to be removed and therein, our pavilion as well. We hope to plan for other solutions prior to that point.”

The City Council unanimously agreed that open air dining was, and continues to be, a success in Beverly Hills. The Council

was uniform in supporting a reimagined version of OpenBH, with reformulated policy, design standards for parklets, and code and fee structure changes related to outdoor dining.

“I love OpenBH, but when you eat out, it can feel like you're eating next to a freeway,” Mayor Wunderlich said. “There's the noise issue, there's the safety issues, there's the mobility issues that have been brought up. And so those also are things that I think it will be good for us to consider in these conversations going forward.”

“Many, including me, are delighted by the OpenBH program,” Wunderlich concluded. “And to be permanent, though, we do need to consider the issues that were discussed today.” ●



Previews and celebrations are underway for the official reopening of The Academy Museum on Sept. 30. The Courier will feature all the Museum highlights plus an exclusive look at all the opening festivities in our Oct. 1 and Oct. 8 issues. Photo by Josh White courtesy of the Academy Museum Foundation



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.

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beverlyhills.org/wellnesswednesdays | Questions can be directed to 310-285-1014 | #BHHealthyCity

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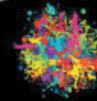
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The Love Your Body Event



ARTISTS for TRAUMA
WHERE RECOVERY IS AN ART

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KAREN MICHELLE AND ARTISTS FOR TRAUMA HOST CHARITY ART AUCTION

Artists in the Garden is Part of The Love Your Body Event October 3rd

LOS ANGELES, CALIFORNIA Entrepreneur Karen Michelle and Artists for Trauma (AFT) present The Love Your Body Event. This in-person event will begin at 11:00 am on Sunday, October 3rd at the beautiful Luxe Hotel Sunset. The annual all-inclusive Red Carpet, Fashion Show, and Shopping Extravaganza showcases fashion designers from all over the country, artists, and musicians. A new addition for 2021 is the Artists in the Garden Art Auction with proceeds benefiting the building of the ADA certified AFT "Artists Retreat" at the Risk Rock Studios in Thousand Oaks. Collaborating with Kelly "Risk" Graval, this signature brick and mortar art studio will help adaptive artists recover from life altering traumas.

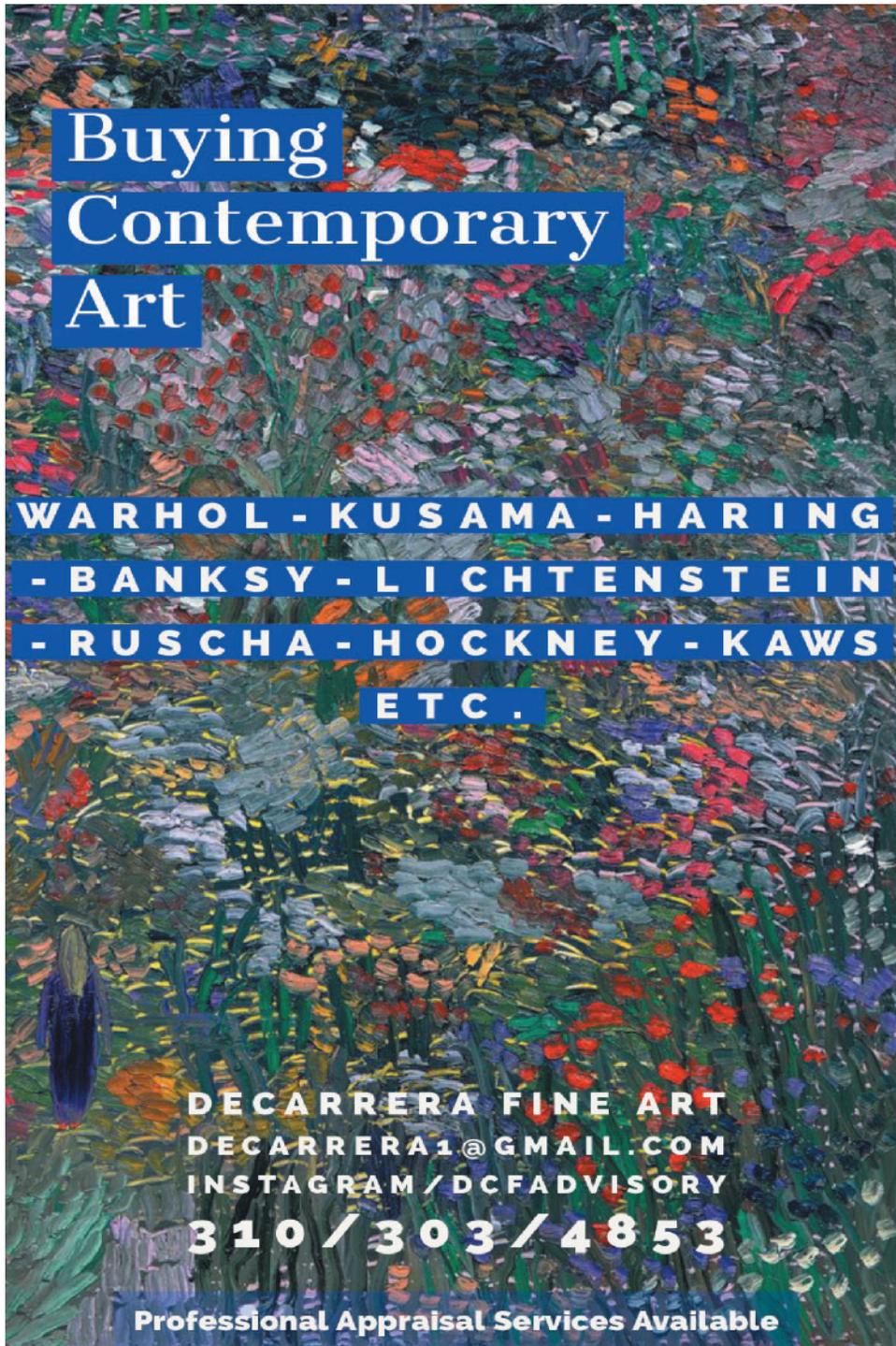
Understanding the therapeutic benefits of art in the process of healing Artists for Trauma and Love Your Body have created Artists in the Garden. The multi-talented artist, sculptor, and graffiti pioneer Kelly "Risk" Graval headlines the event. Other artists include Tommy Hollentstein, Richard Bell, Stacia Gates, Vanessa Garcia, Living Art by Ilana, Pablo Damas, and others.

The Love Your Body Event, created by Karen Michelle, is about self-esteem and empowerment of women and girls of all ages, shapes, and backgrounds. Artist for Trauma (AFT) was founded by Laura Sharpe and inspired by her personal journey to recovery in which she connected with the world of art as a source of healing from her near-mortal wounds. Together Karen Michelle and Laura Sharpe are leading the way in all-inclusive, female empowering events.

Current sponsors include The Knot, Nashville's 3rd Eye High, Andrew S. Frankel, M.D. Beverly Hills, Destiny Candle, Mickey Fine Pharmacy and Grill, See's Candies, Rollettes, Sahar Allure, Delcourt Insurance and many others. In addition, The LYB Event will include non-profits such as The Ovarian Cancer Circle, Builder Bees and more. The LYB Event <https://lybevents.com/>



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Birthdays



MARLENE RIDGELY
September 24



ELIMELECH URMAN
September 25



MICHAEL DOUGLAS
September 25



WILL SMITH
September 25



SHARONA NAZARIAN
September 26



JUDIE FENTON
September 29



ANDY LICHT
September 29



MARION COTILLARD
September 30



Astrology

BY HOLIDAY MATIS

TODAY'S BIRTHDAY (Sept. 24). You focus on enjoying people, and you dedicate yourself to the causes that improve their lives. It's a social value that keeps your days interesting and filled with love. A private wish will become a public prize. Apply new strategies for work and finance in 2022. There's more than one reason to learn and ride trends. Pisces and Gemini adore you. Your lucky numbers are: 1, 4, 33, 8 and 19.

ARIES (March 21-April 19). Having been lost at different points in your life, you consider it a blessing to know your purpose and fulfill it. Daily structures provide health-inspiring rhythms, even if the actions themselves aren't astoundingly healthful.

TAURUS (April 20-May 20). Needs are not weakness, and limits are not always negotiable. Pay attention to what your body is telling you. Sometimes, the tougher move is to take care of yourself instead of musing through.

GEMINI (May 21-June 21). In all matters of construction, including relationships, companies and

physical structures, stability is the first tenant of the build. Do not lay a foundation on anything but the most solid ground.

CANCER (June 22-July 22). The only makeover worth taking on is your own, as you'll get to steer the process, learn the lessons and enjoy the results. As for the others, inspiring them will be much more effective than trying to change them.

LEO (July 23-Aug. 22). It's a time to stop comparing yourself and focus on what you have at hand. In addition to a unique collection of talents and resources, you are truly gifted with a sharp mind and the ability to quickly learn what you need to do to succeed.

VIRGO (Aug. 23-Sept. 22). The rules will go out the window, and everyone will act according to their understanding and feelings in the moment, allowing a prime opportunity for you to cleverly arrange things to benefit you and yours.

LIBRA (Sept. 23-Oct. 23). When a baby cries in public, it activates all mothers within earshot to care. This is how you respond to the cry of a soul. Your heart reaches out to all cries within your radius of feeling.

SCORPIO (Oct. 24-Nov. 21). Energy flows through everything. Though perhaps there is not "good" and "bad"

energy, there is certainly energy more or less conducive to your thriving. Invite that kind, and make an unobstructed path for it to enter your world.

SAGITTARIUS (Nov. 22-Dec. 21). Activities are only as productive as they are healthy because the cost of anything that wears away at your health outweighs the benefits. What gets done is far less important than the spirit in which it is done.

CAPRICORN (Dec. 22-Jan. 19). You want to be the reason someone smiles today. It's easy for you because

you've gotten in the habit of watching what people enjoy and looking for the opportunities to put it in their path.

AQUARIUS (Jan. 20-Feb. 18). If only conflict were like a pest you could trap and carry far away from you and set free in some distant field. Well, maybe it is. Give it time and distance and see what happens.

PISCES (Feb. 19-March 20). Faith keeps you going when you lack evidence that your efforts will pay off. But don't rely on faith alone. Keep acquiring more experience until you see tangible results.



Pinky is a nine year old toy poodle whose owner passed away. She weighs 11 pounds and is as sweet as can be. If you can give this lovely lady a new home, please call Shelter of Hope at 805-379-3538. www.shelterhopepetshop.org

Community Voices

NEWS

Mayor Wunderlich, Vice Mayor Bosse, City Manager Chavez and City Attorney Wiener I understand that some of the City's first responders, most notably including members of the BHFD who are our paramedics, have refused to take advantage of the COVID-19 vaccines.

For reasons of public health and potential liability for the City, the City should not countenance such behavior. The employment of first responders who refuse the vaccine should be terminated.

Unnecessarily exposing our residents and others who come in contact with the first responders poses health risks for all concerned. Further, imagine the consequences

if an infected paramedic passes on the infection to a resident who called 911 because of a serious injury or other health emergency. The failure of the City to take reasonable measures to prevent such infections, such as requiring vaccination of first responders, unnecessarily exposes the City to substantial liability.

I recognize the practical and potential legal difficulties of such a move. However, sometimes it is more important to do the right thing and not exalt pragmatic concerns over principle.

Thank you for your consideration.

PETER OSTROFF

(Mason Duncan-Book continued from page 5)

"The outpouring of love and support that we've been shown by this community is nothing short of amazing, we could not be more grateful for these people, friends and strangers, who held our family up," Stacey Book, Mason's mom, told the Courier. "They helped us give Mason the best possible chance, and he felt all that love too." Dozens of friends, classmates, family, his teachers at Horace Mann Elementary School, and Mayor Robert Wunderlich, and Vice Mayor Lili Bosse spoke—a testament to how beloved he was by those who knew him. The Celebration of Life memorial, organized by his parents, Jenn Duncan and Stacey Book, concluded with the dedication of a park bench in his memory. To the left of the playground area in the park, his bench plaque reads: "Mason Duncan-Book. Always a star, his love touches us all. Shine forever Mason!"

"Mason just wanted to participate in a normal ritual for all kids: school," said Heather Woodring, Mason's last teacher at Horace Mann. His former classmates stood alongside her. Jenny Gordon, creator and director of the City's "A Taste of Broadway" musical theater program, recalled Mason's strength and courage as a solo number onstage after completing his first outpatient

dose of chemotherapy. Gordon and her student ensemble performed two musical numbers. A fellow patient at Children's Hospital Los Angeles, Malakai, sang an original song he wrote titled "See You Again." Malakai was diagnosed with Liver Cancer the same day Mason received his diagnosis.

"This goes out to a special friend, Mason," Malakai said. "My friend, we battled cancer together, and he didn't make it. This song is dedicated to him and his family."

Throughout his treatment and beyond, parents Jenn Duncan and Stacey Book adopted the slogan "Not Today Cancer" as their battle cry. Since losing their son, they began a licensed nonprofit organization called Not Today Cancer, with a mission to support cancer research and cure childhood cancer. "We believe pediatric cancer should be a curable disease," reads the mission statement. "There is cutting edge research happening to make that a reality, but pediatric cancer receives a shockingly low amount of funding."

The nonprofit will be hosting its first annual 5K run at Roxbury Park on Sept. 26 at 9:30 a.m. to raise money for Pediatric Cancer Research. To participate, become a sponsor, or learn more, visit: <https://www.nottodaycancer.care/>. ●

Note to our readers:

In the Courier's Sept. 17 issue, we printed a letter in connection with the Tristen Walker-Shuman controversy signed by Bob Jones. It subsequently came to our attention that this name may have been an alias. The Courier's policy is to print only letters signed by individuals who use their real name, not a pseudonym. We apologize for this error and have implemented a requirement that letters be submitted that include the author's address as well as full name.

Public Notices

T.S. No.: 9462-6087 TSG Order No.: 191230284-CA-VOI A.P.N.: 4331-018-132 NOTICE OF TRUSTEE'S 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 referenced 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, 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: \$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 opening bid may be less than the total indebtedness 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 property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 916-939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-6087. Information about postponements that are

very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.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 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. 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.nationwideposting.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 information 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

FICTITIOUS BUSINESS NAME STATEMENT 2021187651
The following is/are doing business as: **VUGURU TUNES** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; **Vuguru LLC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed October 2009: **David Shall, Manager:** Statement is filed with the County of Los Angeles: August 23, 2021; Published: September 03, 10, 17, 24, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021187649
The following is/are doing business as: **BOJACK ANIMATION MUSIC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; **Bojack Productions, LLC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed December 2013: **David Shall, Manager:** Statement is filed with the County of Los Angeles: August 23, 2021; Published: September 03, 10, 17, 24, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021187647
The following is/are doing business as: **JUDGE FAITH MUSIC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; **Tornante Trifecta LLC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed June 2014: **David Shall, Manager:** Statement is filed with the County of Los Angeles: August 23, 2021; Published: September 03, 10, 17, 24, 2021 **LACC N/C BEVERLY HILLS COURIER**

FICTITIOUS BUSINESS NAME STATEMENT 2021187645
The following is/are doing business as: **TORNANTE ANIMATION MUSIC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; **Tornante Animation Distribution, LLC** 233 S. Beverly Dr. 2nd Flr., Beverly Hills, CA 90212; The business is conducted by: **A LIMITED LIABILITY COMPANY**, registrant(s) has begun to transact business under the name(s) listed November 2008: **David Shall, Manager:** Statement is filed with the County of Los Angeles: August 23, 2021; Published: September 03, 10, 17, 24, 2021 **LACC N/C BEVERLY HILLS COURIER**

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; **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 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**

Public Notices

ORDINANCE NO. 21-O-2843

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE §§10-3-100, 10-3-253, 10-3-3107, 10-3-3501, AND ADDING §10-3-3107.5 TO ALLOW ROOFTOP RESTAURANT AND ROOFTOP OPEN AIR DINING USES IN THE C-3 COMMERCIAL ZONE OF THE BUSINESS TRIANGLE, SUBJECT TO APPROVAL OF A ROOFTOP DINING PERMIT

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

Section 1. On June 23, 2021, and July 8, 2021, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 1949, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to allow rooftop restaurant and rooftop open air dining uses (collectively, the "Amendments") in certain commercial zones. On August 17, 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, in conjunction with the proposed modifications to an existing building located at 257 N. Cañon Drive (collectively the "Project") 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 Project would allow the establishment of a rooftop dining use on certain properties in the C-3 Commercial Zone within the Business Triangle area of the City, subject to approval of a Rooftop Dining Permit. The City Council hereby finds that the Project is exempt from CEQA pursuant to Section 15301 (Class 1 – Existing Facilities) and Section 15305 (Minor Alterations in Land Use Limitations) of Title 14 of the California Code of Regulations. Due to the fact that the proposed Project involves minor alterations to an existing private facility, and the Amendments constitute minor changes to land use regulations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, these exemptions are applicable.

Section 3. The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Land Use Policy 2.1 "City Places: Neighborhoods, Districts, and Corridors" and General Plan Land Use Goal 4 "Land Use Distribution and Urban Form" call for a distinct, high-quality aesthetic in the built environment that enhances the business district of the City. General Plan Land Use Goals 5 "Complete, Livable, and Quality Neighborhoods" and 9 "Diverse Districts and Corridors", and General Plan Land Use Policy 9.1 "Uses for Diverse Customers" encourage a variation of land uses and commercial businesses that support the needs of community residents and visitors alike. Moreover, General Plan Land Use Goals 10 "Economically Vital Districts" and 15 "Economic Sustainability" and General Plan Land Use Policy 15.2 "Priority Businesses" call for the City to sustain a vigorous economy by supporting businesses that contribute revenue, and high-quality services. General Plan Circulation Policy 4.1 "Parking Provisions" strives to ensure that adequate parking is provided for all uses.

Section 4. The City Council hereby amends §10-3-100 of Article 1 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code by adding a new definition of the term "Rooftop Dining Use" and "Rooftop Open Air Dining", as set forth below, between the definitions of the terms "Roof, Sloped with Ridgeline" and "Satellite Dish Antenna", with all other definitions in the section remaining unchanged:

"ROOFTOP DINING USE: A use that is permitted pursuant to section 10-3-3107.5., and that includes rooftop open air dining, and/or enclosed indoor dining on the rooftop of a building. A rooftop dining use consists of the serving and consumption of food and drink, and shall be limited to bona fide restaurant establishments that primarily sell food and may provide accompanying drink service. Rooftop dining uses shall not include establishments that provide drink service without contemporaneous food service, but may include bars as an ancillary component of the rooftop dining use.

ROOFTOP OPEN AIR DINING: The serving and/or consumption of food and drink on a rooftop of a building in any rooftop area that is not fully enclosed within a permanent building by walls and a roof, but includes an enclosed component in which business transactions may be conducted."

Section 5. The City Council hereby adds §10-3-3107.5 to Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-3107.5: ROOFTOP DINING USES: Notwithstanding any provisions to the contrary contained in this chapter, rooftop dining and rooftop open air dining uses may be permitted subject to the following:

A. Rooftop Dining Standards:

1. The proposed use complies with the definitions of a "rooftop dining use" and "rooftop open air dining use",

as defined in section 10-3-100 of this chapter.

2. The proposed use is located on a property in the C-3 Commercial Zone in the business triangle, defined as the area bounded to the northeast by the alley parallel to and northwest of Crescent Drive, to the southwest by the north side of Wilshire Boulevard and to the northwest by Santa Monica Boulevard north roadway. Specific plans and/or overlay zones approved through a planned development that apply to properties located in the C-3 Commercial Zone in the business triangle shall control the allowable use and development of such properties, and shall be separately amended to allow rooftop dining uses.

3. Any element of an enclosed rooftop restaurant and/or related unenclosed rooftop structure:

- i. May not exceed 15 feet above the adjacent roof deck;
- ii. Shall be set back from the intersection of the roof deck and the face of any exterior wall of the floor immediately below that faces a public street so that a forty five degree (45°) angle to the vertical plane of such exterior wall is not intersected; and
- iii. Has an enclosed floor area total that shall not exceed the lesser of 1) three thousand five hundred (3,500) square feet; 2) fifty percent (50%) of the total floor area of the story immediately below the rooftop use; or 3) ten percent (10%) of the total floor area of the development. Such area shall not be counted towards the floor area limitation otherwise applicable to the property.
- iv. Shall be permanently affixed to the rooftop. This requirement shall not apply to furniture or other typical features in the dining area, but only the enclosed and/or unenclosed structures.

4. A landscape buffer is provided along all rooftop edges that face a public street. The landscape buffer shall be permanently affixed to the rooftop, at least forty-two inches (42") in height, and may be comprised of living and/or nonliving plant materials.

5. Parking for any indoor restaurant floor area on the rooftop or rooftop open air dining shall be provided pursuant to the requirements for "eating and bar facilities located in the Business Triangle" and "open air dining on private property" in section 10-3-2730 of this chapter. If the rooftop dining use requires more parking spaces than are provided on-site, the requirement for the rooftop dining may be satisfied through the use of off-site parking located within seven hundred and fifty feet (750') of the use site, provided that at a minimum the required parking spaces are secured through a lease that makes such parking spaces available from six o'clock (6:00) P.M. to ten o'clock (10:00) P.M. on weekdays, and during operating hours of the rooftop dining use on the weekends. If off-site parking is used to satisfy parking requirements for the rooftop dining use, valet parking services must also be provided during the time periods stated above and whenever the off-site parking is in use.

6. Background music on the rooftop is permitted, as long as the music is not noticeably audible beyond the site property lines. The only form of live entertainment permitted on a rooftop dining area shall be a musical performance by no more than two (2) performers. For purposes of these regulations, a disc jockey is considered a performer, as is any other person whose performance is comprised of selecting or manipulating prerecorded selections of music, so long as the live music is not noticeably audible beyond the property lines. Areas where musicians perform may not be located on any raised platform, stage or other mechanism designed to enhance the visibility of the musicians to patrons and may not have any special lighting other than ambient lighting and lighting specifically focused upon and designed to illuminate any sheet music the musicians might use.

7. Rooftop dining areas, including any associated bar areas, shall not be accessible to the public unless the restaurant is operating.

8. A designated waiting area that is not located on the public right-of-way shall be provided for patrons.

B. Rooftop Dining Use Permit. A rooftop dining use that complies with the standards in section 10-3-3107.5 A. of this chapter shall be reviewed and approved, subject to the following review procedures:

- 1. Required Findings.
 - i. The proposed rooftop dining use is consistent with the general plan;
 - ii. The proposed rooftop dining use will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;

iii. The nature, configuration, location, density, height and manner of operation of the rooftop dining use will not significantly and adversely interfere with the use and enjoyment of residential properties in the vicinity of the subject property; and

iv. The proposed rooftop dining use will not be detrimental to the public health, safety or general welfare.

2. Reviewing Authority. The Director of Community Development or their designee shall be the reviewing authority for all rooftop dining permits, however, if in the opinion of the Director, an application merits review by the Planning Commission, the Director may refer such application to the Planning Commission and the Planning Commission shall serve as the reviewing authority for such rooftop dining permit and shall conduct a noticed public hearing regarding the requested rooftop dining permit.

3. Notice. Noticing shall be completed in accordance with article 2.5 of this chapter and the city's public notice guidelines.

4. Restrictions and Conditions. In granting a rooftop dining permit, the reviewing authority may impose such restrictions or conditions as it deems necessary or proper to satisfy the findings required.

5. Appeals from Decisions. The applicant or any person aggrieved by any decision of the planning commission regarding an open air dining permit may appeal the decision to the city council. Any decision of the director pursuant to this article may be appealed to the planning commission, and any decision of the planning commission on appeal may be appealed to the city council. Any appeals pursuant to this section shall be pursued in a manner consistent with the procedures set forth in title 1, chapter 4, article 1 of this code, shall be in writing, and shall be received by the city clerk within fourteen (14) days after the date of the reviewing authority's action.

6. Pilot Program. In order to ensure that proposed rooftop dining uses are consistent with the intent of this ordinance, the Director of Community Development shall forward the first three Rooftop Dining Permits submitted for review to the Planning Commission. The fee and public noticing for such review shall be consistent with the requirements for a Director-level review."

Section 6. The City Council hereby amends the existing rooftop use text in subparagraph a. of paragraph 3. of subsection A. of §10-3-3107 of Article 31 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in §10-3-3107 remaining in effect without amendment:

"a. The rooftop use is not an office, storage use, or a restaurant use unless such use is a rooftop dining or rooftop open air dining use in the business triangle approved and permitted pursuant to section 10-3-3107.5 of this chapter."

Section 7. The City Council hereby amends the existing open air dining permit text in subsection A. of §10-3-3501 of Article 35 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows, with all other provisions in §10-3-3501 remaining in effect without amendment: "No open air dining use shall be established in the public right of way or on private property unless an open air dining permit is approved pursuant to this article except that rooftop open air dining uses shall be approved pursuant to section 10-3-3107.5."

Section 8. The City Council hereby amends §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:

Public Notice Requirements For Development Applications	On-Site Posted Notice 20-Day	Newspaper Notice 20-Day	Mailed Notice 20-Day
Architectural review:			
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

CONTINUE TO PAGE 16

Public Notices

Cultural heritage:			
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 ¹ 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		
Design review:			
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
Planning review:			
Director Level: Director level includes applications that can be reviewed and approved by staff.	Yes	No	Hillside and Trousdale: 300 foot radius
Accessory dwelling unit use permit			Central Area: 100 foot radius + block-face
Development plan review			
Game court fence			
In-lieu parking			
Large family daycare permit ¹			
Lot line adjustment			
Minor accommodation			
Open air dining			
Overnight stay permit			
Planned development review			
R-1: Hillside, Central and Trousdale			
R-4 permit			
Reasonable accommodation ¹			
Resolution of public convenience and necessity ¹			
Rooftop dining permit			
Tree removal permit ¹			
View restoration ¹			
Commission/Council Level:			
Accessory dwelling unit use permit	Yes	Amendments (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) ²	Standard Mailed Notice: Hillside and Trousdale: 1,000 foot radius
Amendment (General Plan, Streets Master Plan, Specific Plan, zone text, Zoning Code) ²		text, Zoning Code	1,000 foot radius
Common interest development ^{1,2}		Conditional use permit	Central Area: 1,000 foot radius + block-face
Conditional use permit ²		Maps (tentative, and parcel)	Adjacent Neighbor Mailed Notice: 100 foot radius for projects in single-family, multi-family, and commercial-transition zones
Density bonus permit ²		Specific Plan	Notice of Pending Application: 1,000 foot radius + block-face
Development plan review		Variance	
Extended hours permit ²			
Game court fence			
Game court location ²			
Historic incentive permit ²			
In-lieu parking			
Large family daycare permit ¹			
Lot line adjustment			
Maps: tentative and parcel ²			
Minor accommodation			
Open air dining			
Overnight stay permit			
Planned development review			
R-1: Hillside, Central and Trousdale			
R-4 permit			
Reasonable accommodation ¹			
Resolution of public convenience and necessity ¹			

	Rooftop dining permit		
	Specific Plan ²		
	Tree removal permit ¹		
	Variance ²		
	View restoration ¹		

Section 9. 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 10. 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 11. 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 14, 2021
Effective: October 15, 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, AICP
Director of Community Development

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

ORDINANCE NO. 21-O-2844

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING BEVERLY HILLS MUNICIPAL CODE TITLE 10, CHAPTER 6 TO ALLOW THE CITY COUNCIL TO WAIVE THE STREET DEDICATION REQUIREMENTS FOR LOCALLY DESIGNATED HISTORIC RESOURCES

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

Section 1. On January 26, 2021, the City Council held a duly noticed public hearing after which it adopted Resolution No. 21-R-13326 designating the Pendleton-Evans Residence at 1033 Woodland Drive as a local landmark and placed the property on the City of Beverly Hills Register of Historic Properties. The Council also adopted Resolution No. 21-R-13326 conditionally approving three Central R-1 Permits, two Minor Accommodations, and a waiver of street dedication requirements subject to a future ordinance amendment associated with the project located at 1033 Woodland Drive. Accordingly, the City Council held a duly noticed public meeting, received public testimony, and thereafter introduced this Ordinance.

Section 2. This Ordinance Amendment has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The code amendment involves limitations to physical alterations/improvements to properties that have been designated historic resources and does not result in changes in land use. As such, there is no possibility that adoption and implementation of the proposed code amendment may have a significant effect on the environment. The City Council hereby finds that the Amendment is exempt from the environmental review requirements of CEQA pursuant to Section 15061(b)(3) of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment.

Section 3. The Amendment is consistent with the objectives, principles, and standards of the General Plan. Specifically, the Amendment is consistent with the following policies:

- HP 1: Value and Preserve Significant Cultural Resources. A community with well-preserved and maintained historic and cultural resources that provide a sense of permanence, foster civic pride and stewardship, and contribute to the unique identity and character of the City.
- HP 1.4: Develop Incentives to Protect Significant Historic Resources: Develop and fund financial and regulatory incentives to encourage the protection of historic buildings, districts, and public landmarks/monuments from demolition or significant alteration, which may include Mills Act contracts, waiver of fees, flexible development standards, conversation easements, transfer of development rights, and other incentive-based mechanisms to make preservation feasible for owners and developers.

Section 4. The City Council hereby amends Section 10-6-2 of Chapter 6 of Title 10 of the Beverly Hills Municipal Code to add a new paragraph 4 to subsection B (exceptions), with all other provisions in Section 10-6-2 remaining in effect without amendment:

"4. Dedications shall not be required for properties that have been listed on the local register of historic properties if the City Council determines that the interests in preservation of character-defining features of the historic property outweigh the interests in implementing the dedication and improvement requirements otherwise required by this section."

Section 5. Severability. If any section, subsection, subdivision, 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 6. 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 its certification, together with proof of publication, to be entered in the book of Ordinances of the Council of this City.

Section 7. 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 14, 2021
Effective: October 15, 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, AICP
Director of Community Development

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

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) SXPRT 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

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>
<div data-bbox=)

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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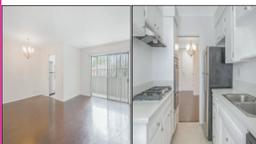
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